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Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

Area Name / Number: Magnolia / 11

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 996

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2005 Value	\$224,700	\$287,700	\$512,400	\$574,400	89.2%	16.60%
2006 Value	\$273,400	\$287,400	\$560,800	\$574,400	97.6%	13.58%
Change	+\$48,700	-\$300	+\$48,400		+8.4%	-3.02%
% Change	+21.7%	-0.1%	+9.4%		+9.4%	-18.19%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.02% and -18.19% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2005 Value	\$248,000	\$290,100	\$538,100
2006 Value	\$299,100	\$299,800	\$598,900
Percent Change	+20.6%	+3.3%	+11.3%

Number of improved Parcels in the Population: 6094

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

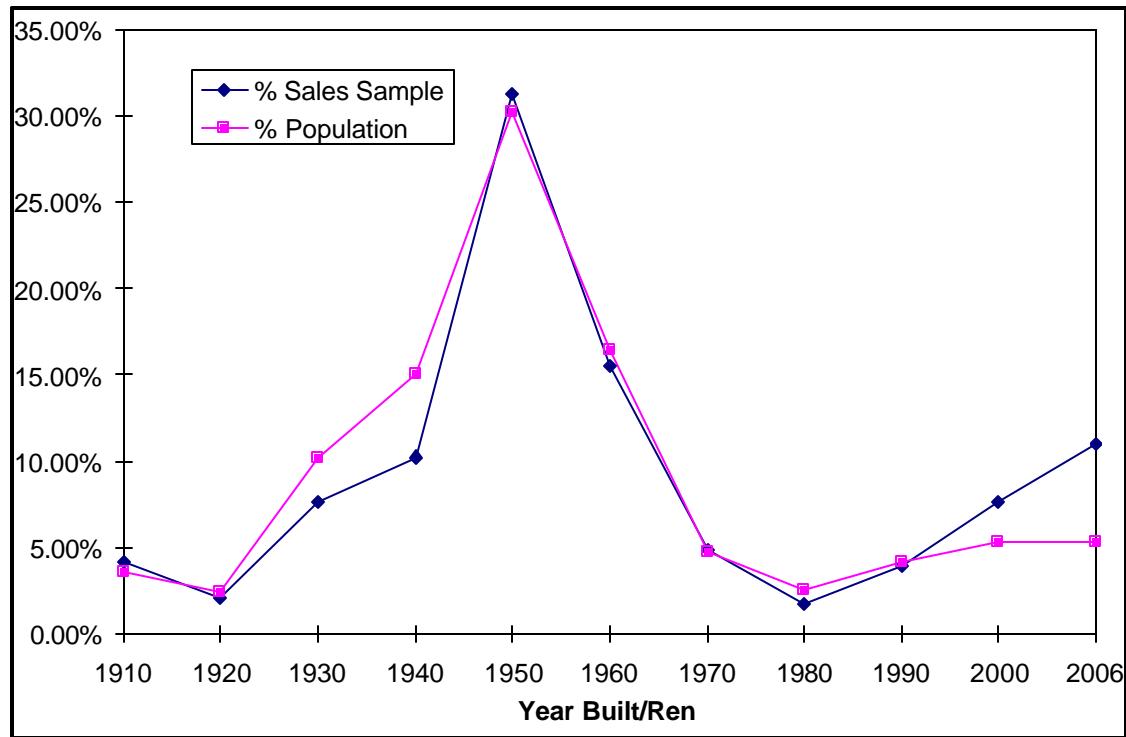
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	42	4.22%
1920	21	2.11%
1930	76	7.63%
1940	102	10.24%
1950	311	31.22%
1960	155	15.56%
1970	48	4.82%
1980	17	1.71%
1990	39	3.92%
2000	76	7.63%
2006	109	10.94%
	996	

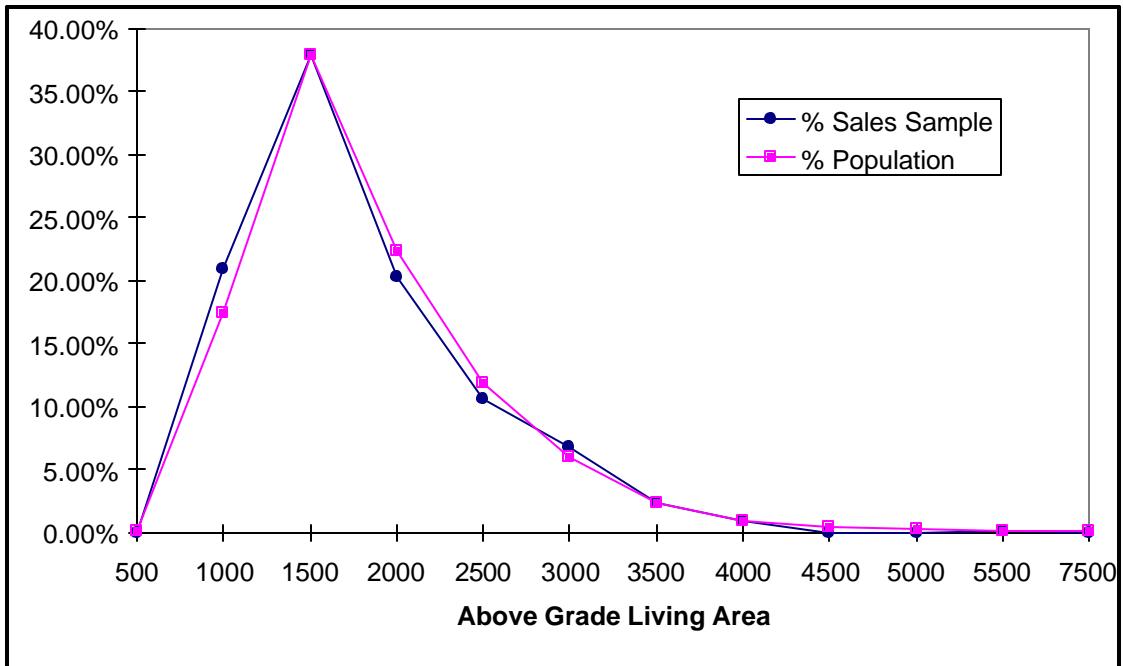
Population		
Year Built/Ren	Frequency	% Population
1910	221	3.63%
1920	150	2.46%
1930	618	10.14%
1940	917	15.05%
1950	1844	30.26%
1960	1000	16.41%
1970	287	4.71%
1980	156	2.56%
1990	252	4.14%
2000	322	5.28%
2006	327	5.37%
	6094	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

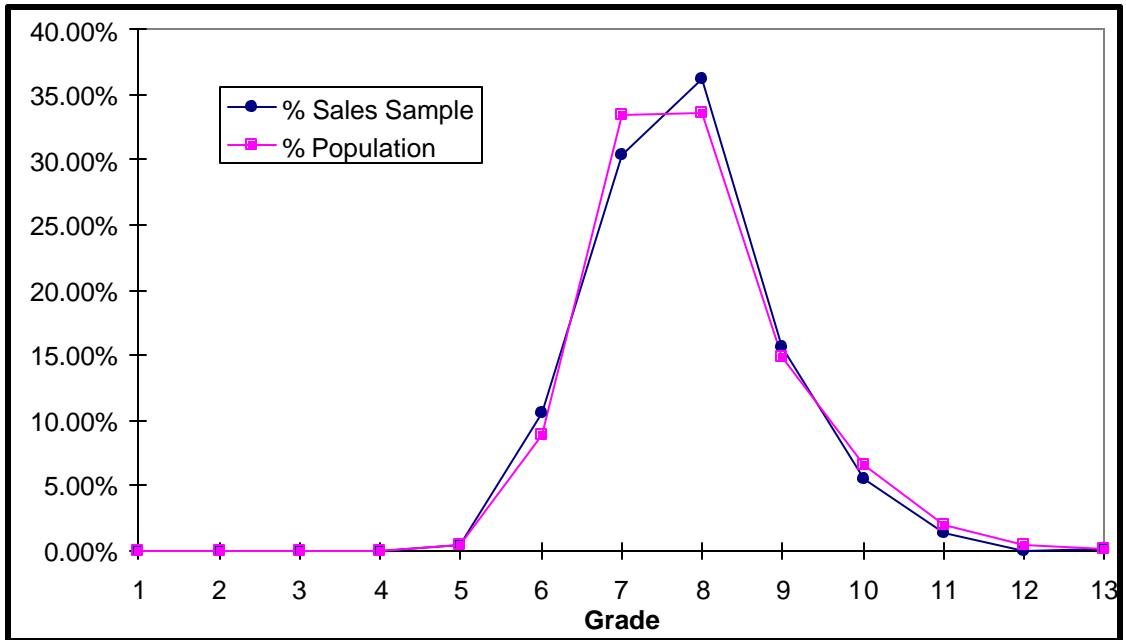
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	7	0.11%
1000	208	20.88%	1000	1059	17.38%
1500	378	37.95%	1500	2310	37.91%
2000	203	20.38%	2000	1366	22.42%
2500	106	10.64%	2500	727	11.93%
3000	68	6.83%	3000	371	6.09%
3500	23	2.31%	3500	147	2.41%
4000	9	0.90%	4000	57	0.94%
4500	0	0.00%	4500	22	0.36%
5000	0	0.00%	5000	13	0.21%
5500	1	0.10%	5500	8	0.13%
7500	0	0.00%	7600	7	0.11%
	996			6094	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

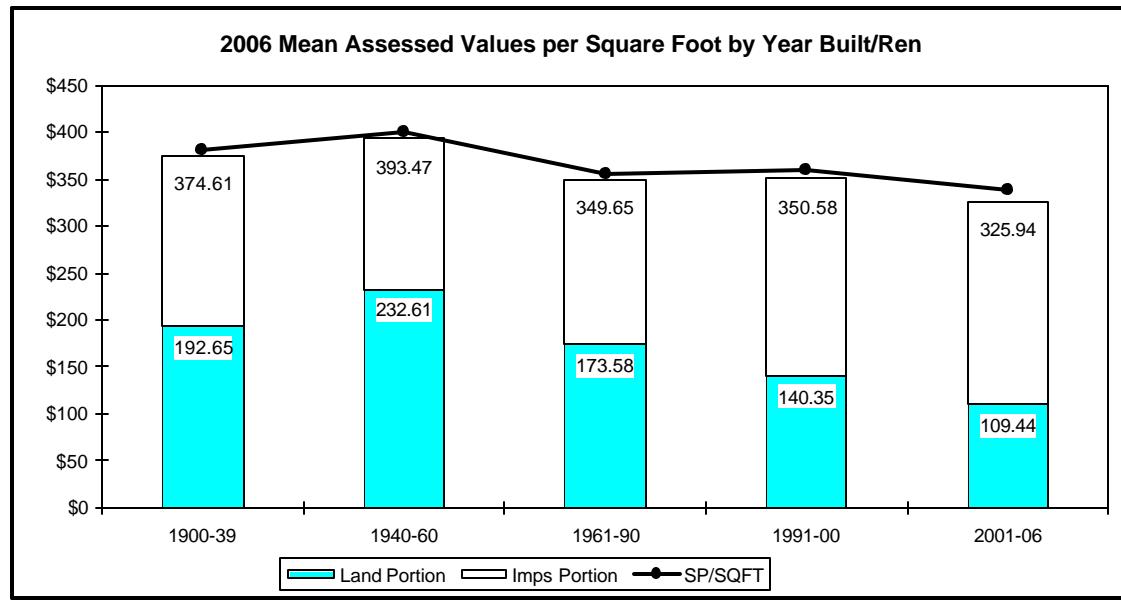
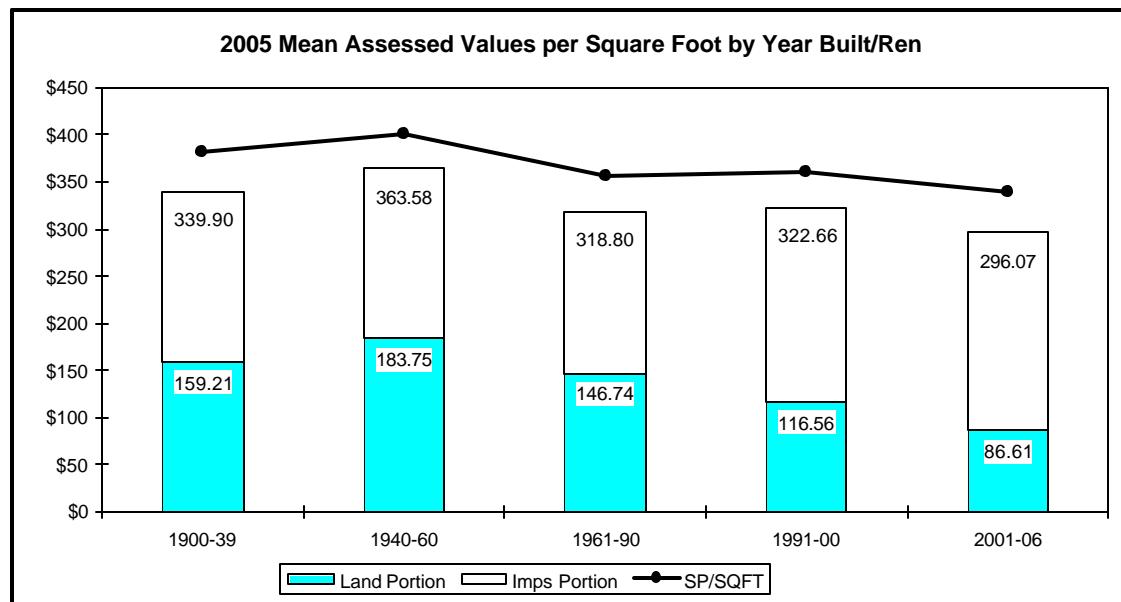
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	4	0.40%	5	28	0.46%
6	105	10.54%	6	540	8.86%
7	303	30.42%	7	2038	33.44%
8	361	36.24%	8	2044	33.54%
9	155	15.56%	9	902	14.80%
10	54	5.42%	10	398	6.53%
11	13	1.31%	11	113	1.85%
12	0	0.00%	12	22	0.36%
13	1	0.10%	13	9	0.15%
	996			6094	



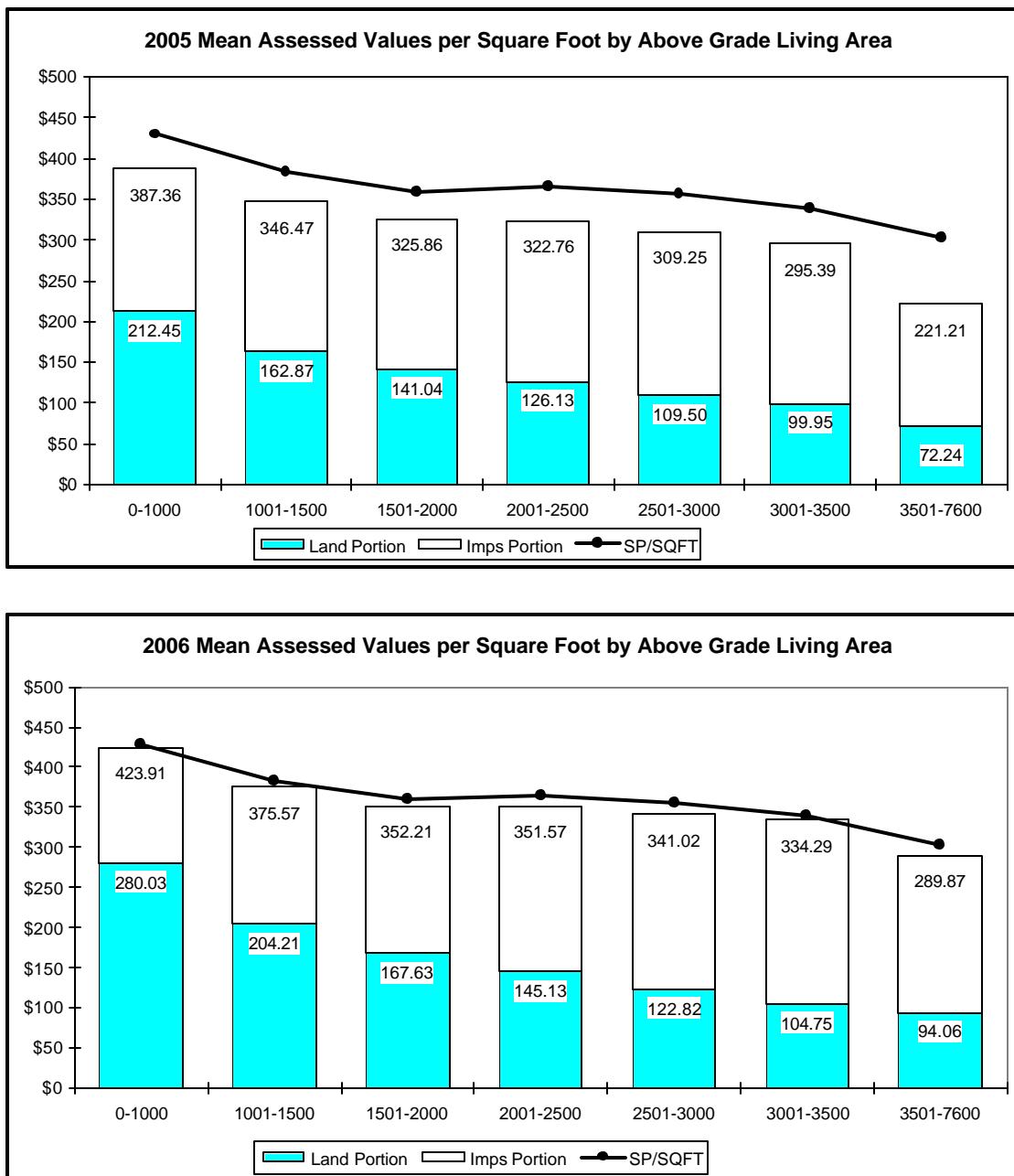
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated



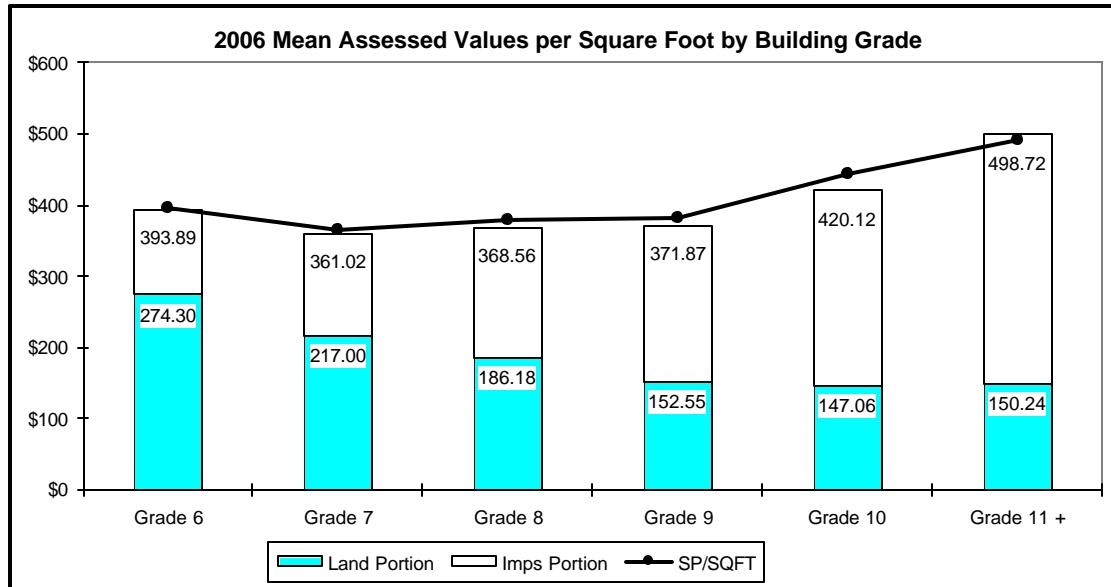
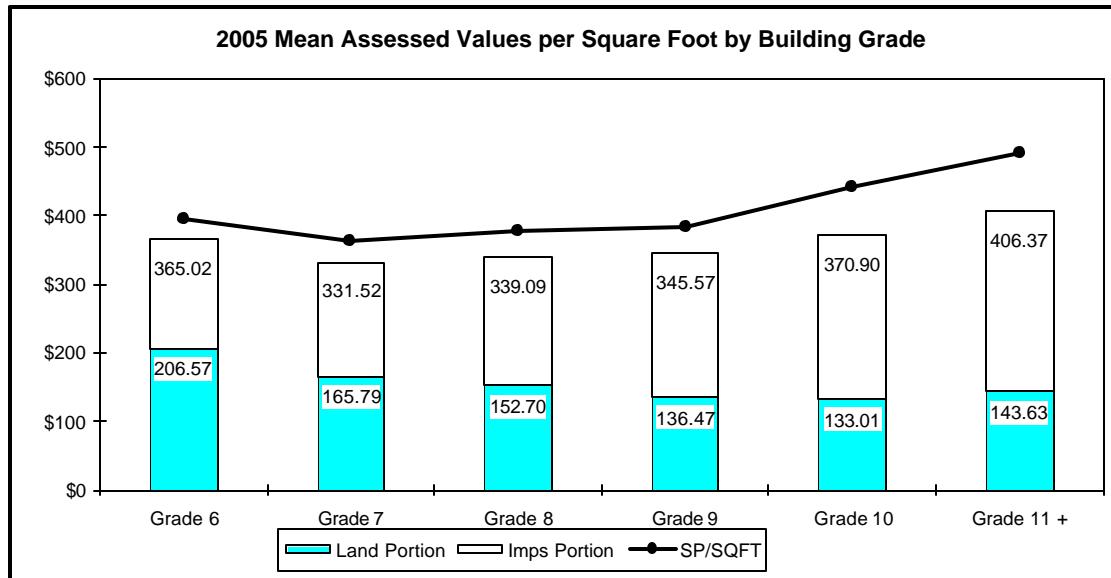
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area



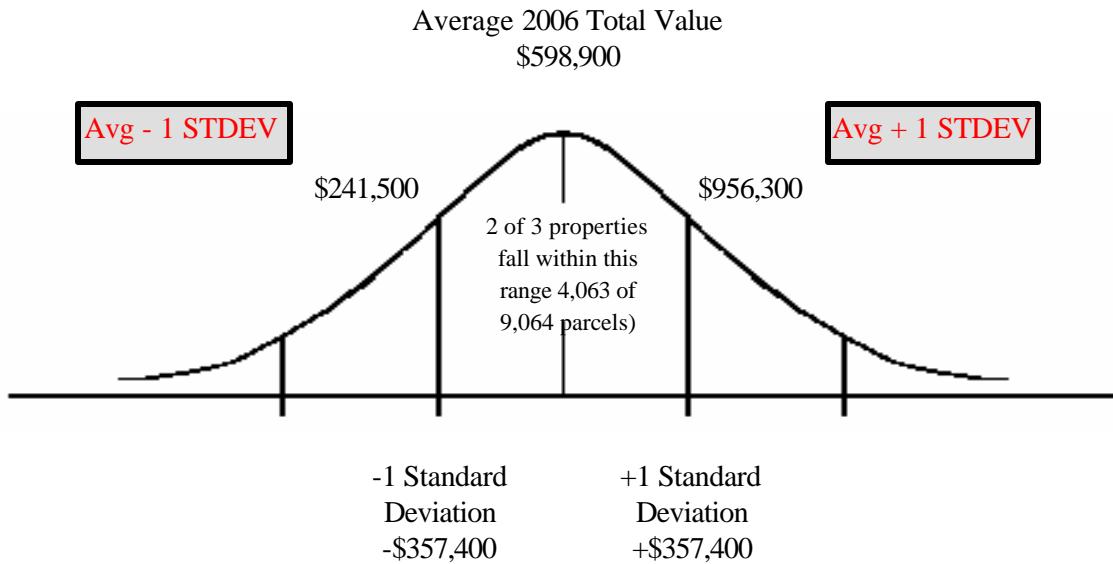
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

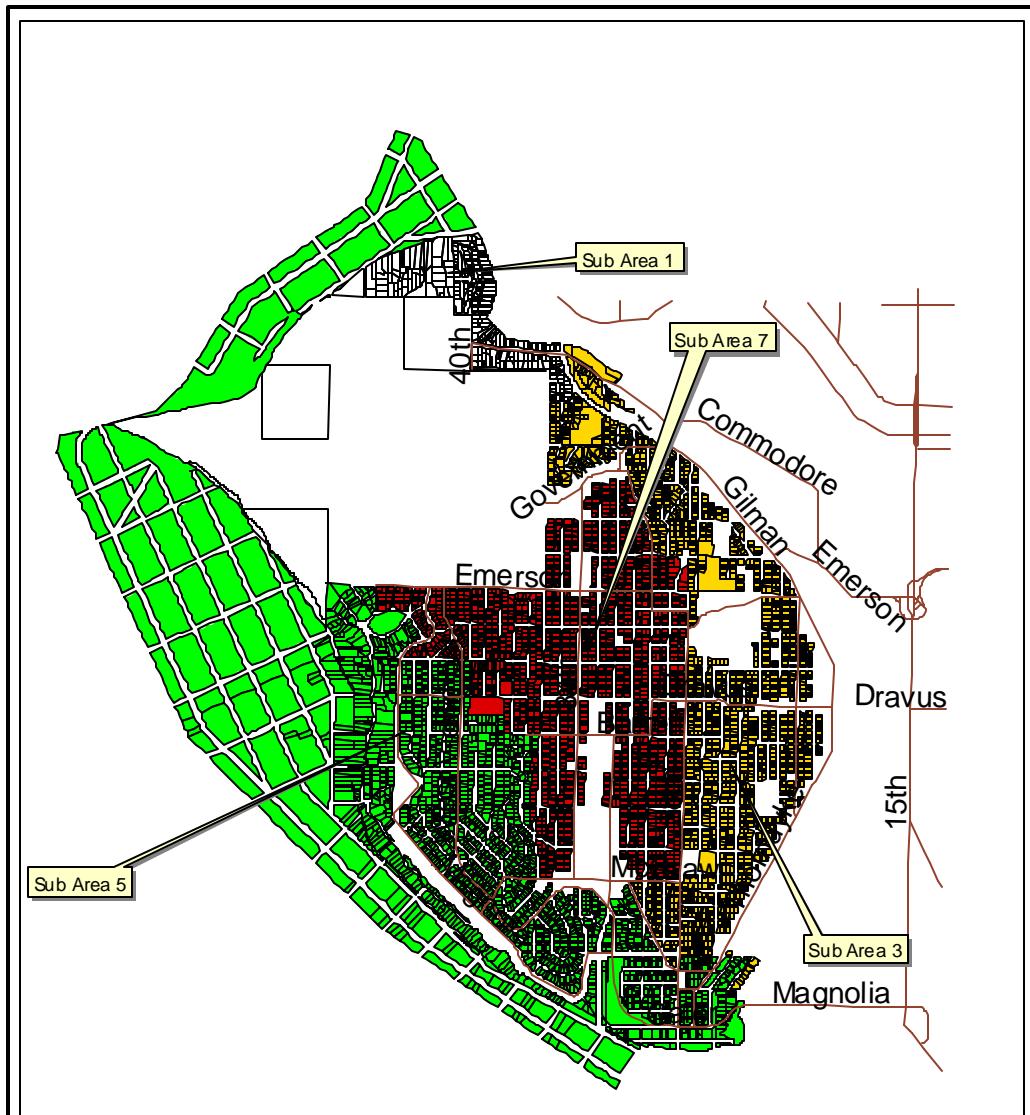
Population Summary



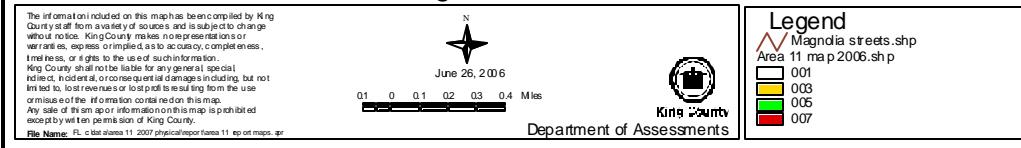
The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Area 11
Magnolia



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: Magnolia

Boundaries: Puget Sound on the west and the south; Lake Washington Ship Canal on the north; 15th AV West on the east.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 11 is located east of Queen Anne Hill and northwest of downtown Seattle. It includes the more desirable neighborhoods of Carleton Park, Perkins Lane and Lawtonwood. It is a highly desirable area due to its close proximity to downtown. The topography of this area allows 49% of the properties to have views. They include Puget Sound, the downtown skyline or the Lake Washington Ship Canal views. The largest park in Seattle, Discovery Park is also located in area 11.

Area 11 consists of 2 hills whose crests generally run north-south with a valley area in-between them. The south end of this valley is main shopping area called Magnolia Village. The easterly of the 2 hills is populated mostly by less expensive homes than the westerly hill which contains the more desirable neighborhoods noted above. Properties located on or near the bluffs on the south, west & north sides of Magnolia have the best views, highest grade improvements and therefore more expensive properties. At the base of these bluffs are some of the waterfront properties of area 11. The exclusive Lawtonwood neighborhood is located north of Discovery Park and has Puget Sound waterfront parcels. The waterfront parcels to the east of Lawtonwood and along Commodore Way are on the northerly terminus of the Lake Washington Ship Canal (Salmon Bay). The neighborhood of Perkins Lane, on the west side of Magnolia has Puget Sound waterfront parcels.

For valuation purposes, Area 11 was divided into 9 neighborhoods or market segments. One of these neighborhoods consists of all the submerged tidelands. A map and description of these neighborhoods will be found in the land model section of this report.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.60% to 13.58%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. Our vacant land sales were supplemented by the use of the allocation approaches in neighborhoods without any vacant land sales. In addition, we looked at tear down sales, especially those to new home builders, as additional supporting evidence. Each tear down sale was analyzed for contributory improvement value and reconciled with analysis of allocations (land to total value) and abstractions.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNL). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNL for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 11, is an older urban neighborhood, but sufficient sales were identified to create a land model (schedule). Vacant land sales were supplemented by sales where a developer tore down an existing house and built a new one. 96% of all parcels are improved. The remaining 268 parcels include many parks, submerged tidelands and parcels that are negatively impacted by topography. Characteristics found to have the most positive influence on land values in Area 11 are location (neighborhood and/or waterfront), water views, zoning and size. Characteristics found to have the most negative influence on land values in Area 11 include traffic noise, commercial influence and topography.

Based on land sales it was determined that neighborhoods 21, 17 & 19 were the most expensive and neighborhood 1 was the least expensive. Generally land values increased moving from east (neighborhood 1) to west (neighborhood 17) based on sales.

Area 11 was divided into 8 neighborhoods plus 1 neighborhood containing all the submerged tidelands.

- ⊕ Neighborhood 1 is the easterly edge of Magnolia. It is primarily zoned L-1 with many homes being replaced with townhouses.
- ⊕ Neighborhood 4 is the east slope of the hill above neighborhood 1 and easterly of the crest of the hill along 28th AV W. It is bordered on the south by 31st A W and on the north by Government Way. The average home in this neighborhood is a grade 7, 1 story home built in 1952.
- ⊕ Neighborhood 10 is the west side of the hill and valley south of Government Way. It is similar to neighborhood 4 but with different views and somewhat higher land values. The average home in this neighborhood is a grade 7, 1 story home built in 1943.
- ⊕ Neighborhood 14 is the lower reaches of the east side of Magnolia's 2nd hill. It is located south of W. Emerson St. and wraps around the south boundary of Magnolia Village to the east. The average home in this neighborhood is a grade 8, 1 story home built in 1950.
- ⊕ Neighborhood 17 is generally the crest of the 2nd hill, west of neighborhood 14 and easterly of Perkins Lane. This includes the Carleton Park neighborhood. The average home in this neighborhood is a grade 9, 1.5 story home built in 1950.
- ⊕ Neighborhood 19 is located on or in close proximity to Perkins Lane. Perkins Lane is a fairly narrow street and most of the parcels are Puget Sound waterfront. Even with the substandard road this is considered a highly desirable area. The average home in this neighborhood is a grade 9, 1.5 story home built in 1964.
- ⊕ Neighborhood 12 is located north of Government Way, south & west of the Lake Washington Ship Canal and east of the Lawtonwood neighborhood. Many parcels enjoy views of the Lake Washington Ship Canal, Salmon Bay and the Government Locks. It includes the waterfront parcels on Salmon Bay. The average home in this neighborhood is a grade 8, 1.5 story home built in 1960.
- ⊕ Neighborhood 21 is Lawtonwood proper plus some parcels located within Discovery Park. The average home in this neighborhood is a grade 10, 2 story home built in 1972 on a 22,935 square foot lot.

- ✚ Neighborhood 99 is the submerged tidelands area of Magnolia. The parcels are of negligible value.
- ✚ Waterfront parcels are located in neighborhoods 12, 19 & 21. They were valued according to the waterfront land schedule.

2 mini-neighborhoods were identified.

The first neighborhood is located south of Galer Street on the south tip bluff of Magnolia. It is bounded on the west by Magnolia Park and the east by Magnolia Way. These parcels enjoy unobstructable city and water views. The land value on these parcels was adjusted up by 50 to 75% depending on the view quality. A note in Real Property spells out the specific adjustment on each parcel.

The 2nd neighborhood is located on the premier section of Magnolia Boulevard between 34th Court West and West Bertona Street. EMV was adjusted up by 10% on these parcels.

Land valuation process:

A land schedule was developed based on sales. For each parcel in the revalue area the base land value was determined from the land schedule. The neighborhood adjustment was applied. Then all negative adjustments were taken together and applied. Finally all positive (view) adjustments were taken together and applied.

There are 2 classifications of views in this area. They are primary and secondary views.

Primary views are views of Puget Sound, Lake Washington Ship Canal (Small Lake/River/Creek) and the Seattle Skyline. Secondary views are Mountain and Territorial views. The adjustment for Primary Views is applied in an additive manner. For example a parcel with an excellent Puget Sound view and a good Seattle Skyline view would get a combined view adjustment of 130% (100% + 30%). If there is any primary view associated with a parcel that also has a secondary view, no adjustment is made for the secondary view.

Where no primary view is associated with a parcel that has a secondary view, only the largest adjustment is applied. For example, a parcel with an excellent Mountain view and a good Territorial view would only have the greater of the adjustments applied. In this case it would be a 15% adjustment for the excellent Mountain view.

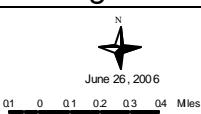
A list of vacant sales used and those considered not reflective of market are included in the following sections.



Area 11

Neighborhoods

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or usefulness of the information. King County shall not be liable for any damages, including special, indirect, incidental, or consequential damages resulting, but not limited to, lost revenue or loss of profits resulting from the use or misuse of the information contained on this map. Any use of this map or any information on this map is prohibited except by written permission of King County.



Department of Assessments

Legend

Magnolia st reets.shp
Area 1 1 map 2 006.shp

- 1
- 4
- 10
- 12
- 14
- 17
- 19
- 21
- 23
- 29

Land Value Model Calibration

Area 11 Land Value Chart		
Lot size	SF Value	L1 Value
1	\$1,000	\$1,000
900	\$90,000	\$90,000
1,100	\$99,000	\$99,000
1,200	\$108,000	\$108,000
1,300	\$117,000	\$117,000
1,400	\$126,000	\$126,000
1,600	\$135,000	\$135,000
1,800	\$144,000	\$144,000
2,000	\$153,000	\$153,000
2,500	\$202,000	\$202,000
3,000	\$207,000	\$207,000
3,500	\$211,000	\$211,000
4,000	\$216,000	\$216,000
4,500	\$220,000	\$302,000
5,000	\$225,000	\$302,000
5,500	\$229,000	\$403,000
6,000	\$234,000	\$403,000
6,500	\$238,000	\$403,000
7,000	\$243,000	\$403,000
8,000	\$252,000	
9,000	\$261,000	
10,000	\$270,000	
11,000	\$279,000	
12,000	\$288,000	
13,000	\$297,000	
14,000	\$306,000	
15,000	\$315,000	
16,000	\$324,000	
17,000	\$333,000	
18,000	\$342,000	
19,000	\$351,000	
20,000	\$360,000	
21,000	\$369,000	
22,000	\$387,000	
24,000	\$424,000	
26,000	\$461,000	
28,000	\$497,000	
30,000	\$534,000	
32,000	\$571,000	
34,000	\$607,000	
36,000	\$644,000	
38,000	\$681,000	
40,000	\$717,000	
42,000	\$754,000	
44,000	\$790,000	
46,000	\$824,000	
48,000	\$859,000	
50,000	\$894,000	
52,000	\$928,000	
54,000	\$963,000	
56,000	\$998,000	
58,000	\$1,032,000	
60,000	\$1,067,000	

Neighborhood Factor		
Neighborhood	Number	Factor
Lower Interbay	1	0.9
Upper Interbay	4	1
Central Magnolia	10	1.1
N of Gov't Way	12	1
W of Central Magnolia	14	1.2
West Magnolia	17	1.3
Perkins Lane	19	1.1
Lawtonwood	21	1.2

Land Value Model Calibration (cont.)

Negative adjustments	
TRAFFIC/ NOISE INFLUENCE (1-3 scale)	Adjust
Moderate	10%
Heavy	20%
Extreme	30%
Topo	
Yes	10%
ACCESS	
Restricted	5%
Legal undeveloped	25%
Private	0
Public	0
Walk in	20%
Water Problem	
Yes	10%
Restrict Size Shape	
Yes	10%
Other Problem	
Yes	10%

Positive adjustments		
View	Code	Adjust
Puget Sound	Fair	15%
	Average	30%
	Good	70%
	Excellent	100%
Territorial	Average	5%
	Good	10%
	Excellent	15%
Olympic/Cascade Mt	Average	5%
	Good	10%
	Excellent	15%
Mt Rainier	Average	5%
	Good	10%
	Excellent	15%
Small Lake/River/Creek	Average	25%
	Good	30%
	Excellent	50%
Seattle City	Average	15%
	Good	30%
	Excellent	45%

Waterfront Land Values	
Neighborhood 12	
Base + \$475,000 + \$1,000/ff	
Neighborhood 21	
Base + \$475,000 + \$7,000/ff	
Base is defined as land value based on the square footage of the lot from the land schedule multiplied by the neighborhood adjustment .	
Neighborhood 19 <i>ex as noted in Real Property notes</i>	
Front Feet	Value/ FF
35	\$12,000
45	\$10,000
55	\$9,700
65	\$8,600
75	\$7,500
85	\$7,000
95	\$6,000
Neighborhood 19 (Galer St.)	
Base + \$7,500/ff	

Vacant Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	026900	1129	06/15/04	255000	6044	Y	N
3	026900	1129	06/15/04	255000	6044	Y	N
3	036900	0605	02/15/05	175000	5500	Y	N
3	036900	0610	03/03/05	170000	5500	Y	N
3	277060	1270	08/11/05	291000	2500	Y	N
3	277060	6630	03/16/04	237000	4400	Y	N
3	277160	3265	11/07/03	315000	6000	Y	N
3	277160	4745	02/01/05	325000	4570	N	N
3	423790	0555	05/25/05	28000	5080	N	N
3	701070	0550	03/03/05	160000	5100	N	N
3	701070	1445	05/15/04	220000	4000	N	N
5	136430	0130	04/12/04	550000	9938	Y	Y
5	136430	0273	03/20/03	577000	8647	Y	N
5	136430	0540	02/02/04	153000	4500	Y	N
5	136430	0540	05/09/05	225000	4500	Y	N
5	136430	0565	03/10/05	40000	2438	Y	N
5	137080	3180	12/03/03	1052000	7800	Y	N
5	137080	3405	04/01/03	590000	4606	Y	N
5	137380	0065	12/07/04	649000	7620	Y	N
5	222503	9130	11/04/04	350000	5000	Y	N
5	327130	0575	04/19/04	400000	6090	N	N
5	327180	0015	01/05/05	485000	4717	Y	N
5	555330	0175	08/22/05	1425000	9879	Y	N
7	058200	0100	03/24/04	240500	6000	N	N
7	286460	0300	08/05/05	400000	5346	N	N
7	423540	1040	07/27/05	320000	4800	N	N
7	423540	1065	12/01/05	325000	4800	N	N
7	682110	0365	05/09/03	80000	6000	N	N
7	682110	0401	03/09/04	40000	9000	N	N
7	682110	0510	03/22/05	316000	6000	N	N
7	682110	1690	05/28/04	307000	6000	N	N
7	682110	1940	06/15/04	290000	6000	N	N
7	682110	1945	07/21/05	315000	6000	N	N
7	682110	1945	07/21/05	315000	6000	N	N
7	701070	0375	06/14/05	315000	4000	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	701070	0760	02/27/03	50000	CORPORATE AFFILIATES;
5	503530	1000	04/10/03	225000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	423540	0105	05/09/03	32000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	701070	0375	01/16/04	90000	NON-REPRESENTATIVE SALE;
3	701070	1442	12/10/04	360000	PERSONAL PROPERTY INCLUDED;
5	136430	0535	12/06/05	165000	NO MARKET EXPOSURE;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The analysis consisted of a systematic review of pertinent characteristics which influence property value in the area. These characteristics included, but were not limited to, Base Land Value, Building RCN (replacement cost new), Accessory RCNLD (replacement cost new less depreciation), Age, Year Built, Neighborhood, Condition, Building Grade, Number of Units, Waterfront Location, Traffic Noise and Views. Characteristics that showed promise as model adjustments were analyzed using NCSS (Number Crunching Statistical Analysis) software along with Microsoft Excel.

A variety of graphs, charts reports and statistical diagnostics were reviewed to determine the best and most pertinent characteristics to be included in the final valuation model. The aforementioned tools showed conclusively that 3 Land characteristics (Base Land Value, Neighborhood and Waterfront Location) taken together with 5 building characteristics (Building RCN, Accessory RCNLD, Age, Condition and Number of Units) were the most accurate determiners of market value in the area. The result of this process is a cost based EMV (Estimated Market Value) model. Based on the sales available an overall assessment level of **97.6%** was achieved. The prior assessment level was 89.2%. The uniformity of assessment was also improved as the COV (Coefficient of Variation) was reduced from 16.6% to **13.58%**.

There were some subcategories under represented by the sales sample. For example, homes with building grades greater than 11 and homes in fair or poor condition. Appraisal judgment played a critical role in determining total valuation for these parcels.

The vast majority of parcels were valued using EMV. That said, supplemental models such as cost, depreciated cost or adjustments to the regression generated model were developed by the appraisers to address parcels outside the parameters of the main (EMV) valuation model. In the final analysis, appraisal judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

EMV Model

Variables	Definitions/Transformations
Intercept	
Nghb17YN	(Nghb=17)*((LN(10)))
TriPlexYN	(LivUnit=3)*((LN(10)))
DuplexYN	(LivUnit=2)*((LN(10)))
BaseLandC	LN(BaseLand/1000)
BldgRcn_AccyRCNLDC	LN((BldgRCN+AccyRCNLDC)/1000)
AgeC	LN(Age+1)
OldAgeYN	(Age>67)*(LN(10))
GoodYN	(Cond=4)*((LN(10)))
VGoodYN	(Cond=5)*((LN(10)))
WftLocYN	(WftLoc>0)*((LN(10)))
Grade9	(Grade=9)*((LN(10)))
Grade_10	(Grade=10)*((LN(10)))
GradeGreater10	(Grade>10)*((LN(10)))

EMV Formula

Model

1.359934 + .03552361*Nghb17YN - .04958166E*TriPlexYN + .03578863*DuplexYN + .466525*BaseLandC + .4833262*BldgRcn_AccyRCNLDC - .08032191*AgeC + .03415874*OldAgeYN + .03834909*GoodYN + .05957787*VGoodYN + .09694362*WftLocYN + .03175496*Grade9 + .06322168*Grade_10 + .06894162*GradeGreater10

Total Value (EMV) = exponential of the sum of the coefficients times 1000

Model Adjustment

Definition:

Parcels located on Magnolia BLVD with a street address between 1546 & 3256 Magnolia Blvd W

Adjustment

Total EMV X 1.1

Exception Parcels

EMV values were not generated for:

- Parcels with more than one building
 - If total EMV is less than base land value
 - Buildings with % obsolescence greater than 0
 - Buildings with % net condition greater than 0
 - Buildings < 100% complete
 - Lot size less than 900 square feet
 - Building condition fair or poor.
- ⊕ Parcels with more than one building were valued using EMV for the primary building plus a derivative of depreciated cost for the additional building(s).
- ⊕ If EMV is less than base land a derivative of depreciated cost was used for building value.
- ⊕ Buildings with percent obsolescence were valued at EMV less obsolescence.
- ⊕ Buildings with net condition were valued at depreciated cost.
- ⊕ Buildings less than 100% complete were valued at EMV times percent complete.
- ⊕ Improvements on lots less than 900 square feet were accessories only and valued at depreciated cost.
- ⊕ Buildings in less than average condition were valued at EMV for average condition less a flat amount or using depreciated cost.
- ⊕ Grade 12 & 13 improvements were valued using a multiple of RCN (1 to 3) depending on the age and/or condition of the improvement if this value exceeded the EMV generated improvement value.
- ⊕ Improved parcels on lots larger than 4499 square feet and zoned L-1 were valued at 88% of EMV.
- ⊕ Improvements in fair or poor condition were valued below EMV for average condition, mainly based on depreciated cost.
- ⊕ Grade 4 & 5 improvements were valued based on depreciated cost where this value exceeded the EMV generated improvement value.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	102503	9224	09/15/05	400000	840	0	6	1951	4	5500	0	0	3760 W LAWTON ST
1	057300	0701	04/13/05	537950	900	900	7	1954	3	5500	5	0	5601 41ST AV W
1	057300	0065	11/28/05	676000	950	250	7	1948	3	4912	7	0	5433 39TH AV W
1	423790	1360	03/16/05	485500	1020	0	7	1915	4	4920	2	0	4611 34TH AV W
1	102503	9228	03/06/03	475000	1180	980	7	1953	3	4640	6	0	3611 W COMMODORE WY
1	102503	9231	04/08/04	499950	1090	1090	8	1960	3	6375	4	0	3734 W LAWTON ST
1	057300	0085	06/28/05	768000	1120	1120	8	1959	3	4888	8	0	5442 40TH AV W
1	759070	0025	09/16/05	1175000	1420	760	8	1961	3	9050	8	5	5450 39TH AV W
1	057300	0490	06/24/04	515000	1470	500	8	1959	3	4564	2	0	5627 40TH AV W
1	057300	0385	06/05/03	520000	1540	0	8	1965	4	6600	3	0	5629 42ND AV W
1	057300	0340	08/27/04	735000	1610	690	8	1975	4	7040	7	0	5601 42ND AV W
1	102503	9043	10/20/05	830000	1880	960	8	1973	4	7500	5	0	3629 W COMMODORE WY
1	057300	0240	04/24/03	519950	1885	200	8	1981	3	2800	2	0	5457 40TH AV W
1	729370	0065	06/09/05	1300000	1960	1720	8	1956	3	6624	6	5	5656 39TH AV W
1	102503	9166	03/25/04	900000	2530	0	8	1920	5	15745	0	0	4538 W CRAMER ST
1	102503	9240	01/13/04	865000	3310	0	8	1999	3	8266	7	0	3726 W LAWTON ST
1	057300	0040	06/15/05	875000	1130	1000	9	1958	4	5500	9	0	5422 40TH AV W
1	057300	0025	05/24/04	742500	1790	1140	9	1959	3	5500	7	0	5412 40TH AV W
1	102503	9306	11/08/05	825000	2250	0	9	1992	3	11000	0	0	4542 C W CRAMER ST
1	057300	0565	05/04/04	825000	2280	580	9	1987	4	5000	4	0	3904 W SHERIDAN ST
1	102503	9314	10/07/05	1425000	2319	934	9	1997	3	5541	4	5	3756 W COMMODORE WY
1	102503	9211	05/18/04	878000	2370	1200	9	1965	4	14780	5	0	3614 W LAWTON ST
1	102503	9101	05/05/05	1050000	2400	900	9	1988	3	10680	7	0	3648 W LAWTON ST
1	102503	9315	04/21/04	715000	2830	0	9	1997	3	5008	4	0	3758 W W COMMODORE WY
1	102503	9046	11/11/04	925000	2840	320	9	2004	3	9054	5	0	3534 W LAWTON CIR
1	102503	9327	04/28/05	860000	2870	1010	9	2004	3	6053	0	0	3508 W LAWTON CIR
1	102503	9313	05/11/05	869000	2970	0	9	1997	3	5019	7	0	3740 W W COMMODORE WY

Improved Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	102503	9330	04/22/05	1075000	3320	600	9	2004	3	5957	6	0	3528 W LAWTON CIR
1	102503	9328	03/25/04	949000	3610	1110	9	2004	3	5613	0	0	3516 W LAWTON CIR
1	102503	9171	06/09/05	950000	2100	0	10	1995	3	5220	7	0	3607 W COMMODORE WY
1	102503	9069	07/28/05	1850000	2120	1120	10	1991	3	10440	7	0	3642 W LAWTON ST
1	102503	9223	09/14/05	925000	2430	630	10	1991	3	10592	0	0	3775 W COMMODORE WY
1	057300	0360	02/02/05	985000	2800	810	10	2004	3	6600	6	0	5617 42ND AV W
1	102503	9068	04/16/03	760000	2970	0	10	1998	3	4275	0	0	5443 45TH AV W
1	102503	9329	01/31/05	1100000	3120	960	10	2004	3	7698	7	0	3522 W LAWTON CIR
1	102503	9241	09/02/04	3500000	5110	0	13	1999	3	41983	0	0	4334 W CRAMER ST
3	277110	1251	05/24/05	294000	790	0	5	1953	3	3000	2	0	3814 23RD AV W
3	036900	0690	10/22/04	327000	950	110	5	1904	4	5750	0	0	4011 BURTON PL W
3	423790	1510	02/13/03	230000	690	0	6	1947	3	4000	0	0	4516 36TH AV W
3	277060	1150	05/10/05	428000	710	200	6	1943	4	6000	3	0	3032 23RD AV W
3	277060	1365	03/15/04	265000	720	220	6	1942	3	4000	0	0	3207 22ND AV W
3	668150	0130	07/03/03	290000	720	220	6	1999	3	2872	0	0	2828 24TH AV W
3	277160	0315	02/25/04	350000	760	760	6	1941	4	5000	8	0	2346 W HALLADAY ST
3	423540	0230	10/06/04	269000	760	0	6	1920	3	5683	0	0	4410 BRYGGER DR W
3	036900	0270	12/17/03	258000	770	0	6	1948	3	5250	2	0	2715 W ELMORE ST
3	036900	0895	05/04/05	349000	770	0	6	1921	4	6000	2	0	3842 25TH AV W
3	277060	1560	12/30/03	254000	770	200	6	1944	3	6000	2	0	3652 23RD AV W
3	277060	0240	11/24/04	322500	780	400	6	1944	4	2819	2	0	3857 GILMAN AV W
3	277060	1405	12/17/03	320000	780	780	6	1944	4	6000	2	0	3237 22ND AV W
3	277060	1730	04/15/03	322400	780	780	6	2000	3	2822	2	0	3402 22ND AV W
3	277060	1800	05/07/03	300000	780	780	6	1944	3	6000	2	0	3256 22ND AV W
3	277060	1865	09/07/05	380000	780	400	6	1944	3	6000	2	0	3206 22ND AV W
3	277060	1400	08/19/03	246000	790	0	6	1944	3	6000	0	0	3233 22ND AV W
3	277060	6800	10/05/05	380000	800	0	6	1900	4	4400	2	0	4242 WILLIAMS AV W
3	701070	0115	07/02/03	300000	800	0	6	1947	3	7080	2	0	2812 W ELMORE ST
3	277060	0568	08/20/03	340000	810	550	6	1951	4	4500	2	0	2321 W BERTONA ST
3	701070	0790	02/24/04	285000	810	0	6	1948	4	4000	0	0	3104 W JAMESON ST
3	277060	0230	08/10/05	300000	820	570	6	1995	3	2364	2	0	3841 A 23RD AV W
3	232630	0080	06/02/03	339950	830	0	6	1947	4	4923	2	0	2831 W ELMORE PL

Improved Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	232630	0090	12/24/03	320000	830	400	6	1947	3	4725	2	0	2819 W ELMORE PL
3	232630	0105	09/13/04	355000	830	400	6	1947	3	4587	0	0	2803 W ELMORE PL
3	277060	6965	10/03/05	375000	830	700	6	1950	3	5250	0	0	4222 27TH AV W
3	693360	0005	06/26/03	272000	830	400	6	1946	5	4320	0	0	2409 W DRAVUS ST
3	693360	0475	05/07/04	259000	830	0	6	1900	3	4500	2	0	2408 W DRAVUS ST
3	691770	0356	12/11/03	259777	840	0	6	1947	3	3522	2	0	2907 W ELMORE ST
3	036900	0820	12/15/05	350000	850	0	6	1953	3	5250	0	0	4001 24TH AV W
3	668150	0135	08/26/04	320000	880	400	6	1910	4	2888	0	0	2824 24TH AV W
3	277110	1200	06/17/04	339500	890	810	6	1944	3	4250	0	0	2210 W EMERSON ST
3	277060	0385	04/29/05	334000	910	0	6	1906	4	7000	2	0	3629 23RD AV W
3	701070	1050	09/16/03	289000	920	0	6	1948	3	3575	2	0	4483 GILMAN AV W
3	277060	0135	07/11/05	345000	940	150	6	1941	3	7000	0	0	3850 24TH AV W
3	036900	0660	02/13/03	283500	960	0	6	1990	3	2875	2	0	4035 BURTON PL W
3	277060	1093	08/24/05	318000	960	260	6	1904	3	4800	0	0	2847 22ND AV W
3	277060	0370	02/25/03	270000	970	0	6	1950	3	7000	2	0	3611 23RD AV W
3	277160	3950	02/20/04	340000	1000	0	6	1924	3	3500	4	0	2618 W NEWTON ST
3	277110	1250	03/24/05	399000	1040	400	6	1929	4	2000	0	0	3812 23RD AV W
3	277060	6790	06/05/03	353000	1110	0	6	1900	3	4400	2	0	4234 WILLIAMS AV W
3	423790	0790	03/23/05	415000	1220	0	6	1920	4	9000	0	0	4505 33RD AV W
3	701070	0300	08/05/03	360000	1260	0	6	1949	5	6699	2	0	4206 30TH AV W
3	277060	1075	04/02/03	290000	1310	0	6	1910	3	6000	2	0	2837 22ND AV W
3	277060	0450	07/02/04	334000	1350	0	6	1911	4	7000	0	0	3444 24TH AV W
3	277060	1466	05/02/05	279950	580	650	7	1997	3	1637	2	0	3428 23RD AV W
3	277060	1170	06/06/03	350000	710	350	7	1950	5	6000	2	0	3012 23RD AV W
3	668150	0175	04/22/04	389000	780	100	7	1949	3	4000	2	0	2805 PATTEN PL W
3	423790	1123	11/22/04	355000	790	350	7	1950	3	3600	0	0	3411 W MCCORD PL
3	277060	1755	09/27/05	449950	810	730	7	1995	3	2738	2	0	3417 21ST AV W
3	277060	2140	02/24/03	235000	830	700	7	1928	3	2702	0	0	3051 21ST AV W
3	277060	2265	08/24/05	440000	830	600	7	1908	4	4200	0	0	2849 21ST AV W
3	423790	1560	04/27/04	325000	830	180	7	1952	3	4000	0	0	4515 35TH AV W
3	277060	6695	02/03/05	430000	840	220	7	1951	4	4400	0	0	4217 27TH AV W
3	277060	6690	05/23/05	399500	870	370	7	1951	3	4400	0	0	4221 27TH AV W

Improved Sales Used In This Physical Inspection Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	277060	1025	04/26/05	431000	890	400	7	1952	3	6000	2	0	2806 23RD AV W
3	701070	1435	06/03/05	401800	900	200	7	1954	3	6577	2	0	4312 30TH AV W
3	277060	1740	10/23/03	262000	900	480	7	1993	3	914	2	0	2108 B W BERTONA ST
3	036900	0300	05/09/03	325000	920	600	7	1911	3	5720	3	0	4030 WILLIAMS AV W
3	036900	0310	01/15/03	337000	930	210	7	1954	3	5280	3	0	4026 WILLIAMS AV W
3	277060	1380	01/06/04	269000	930	0	7	1910	4	3960	2	0	3221 22ND AV W
3	701070	0560	04/12/05	365000	930	150	7	1954	3	4060	0	0	4324 31ST AV W
3	026900	1200	01/02/04	411000	940	0	7	1945	3	7680	2	0	2425 24TH AV W
3	036900	0970	03/25/05	454000	940	940	7	2003	3	6000	2	0	3833 24TH AV W
3	277060	1465	09/19/05	417000	960	960	7	1915	4	3200	2	0	3426 23RD AV W
3	277060	1741	11/22/05	343950	960	530	7	1993	3	2944	2	0	2108 C W BERTONA ST
3	026900	0598	04/26/05	561000	980	200	7	1947	3	5546	10	0	2560 25TH AV W
3	277060	0890	06/27/05	510000	980	980	7	1955	4	2997	2	0	2600 23RD AV W
3	277110	1180	03/25/03	285000	980	810	7	1944	3	5525	0	0	2204 W EMERSON ST
3	277160	4035	09/23/03	320000	980	180	7	1941	3	4000	2	0	2645 W CROCKETT ST
3	701070	0292	04/09/04	348000	990	280	7	1970	3	2790	0	0	4212 30TH AV W
3	924190	0115	04/18/05	415000	990	260	7	1954	3	5760	0	0	3018 25TH AV W
3	277060	0425	06/28/04	395000	1000	670	7	1947	4	6000	2	0	3657 23RD AV W
3	036900	0955	09/15/03	321000	1010	0	7	1993	3	6000	2	0	3817 24TH AV W
3	277060	0305	04/10/03	279000	1010	540	7	1959	3	7000	0	0	3636 24TH AV W
3	232630	0127	08/10/05	510000	1020	480	7	1965	3	12094	0	0	2803 W VIEW PL
3	701070	0060	10/24/03	314950	1020	0	7	1947	3	3150	2	0	4238 28TH PL W
3	701070	0065	11/01/04	370000	1020	0	7	1947	3	4438	2	0	4234 28TH PL W
3	691770	0295	09/23/03	329000	1030	0	7	1947	3	5062	0	0	4046 30TH AV W
3	423790	1575	02/11/04	325000	1040	220	7	1946	3	4388	0	0	3502 W FORT ST
3	693360	0115	11/04/04	355000	1040	240	7	1952	4	4500	4	0	3217 26TH AV W
3	277060	1645	04/19/05	300000	1070	0	7	1944	5	2807	0	0	3633 A 22ND AV W
3	423790	0940	07/22/04	385000	1080	300	7	1974	3	7852	4	0	3375 W COMMODORE WY
3	277060	1585	12/26/03	318000	1090	610	7	1944	3	6000	0	0	3626 23RD AV W
3	036900	0385	05/11/04	285000	1100	0	7	1950	4	5500	2	0	4047 27TH AV W
3	423790	1450	04/27/04	339000	1100	0	7	1952	3	3814	0	0	3505 W LAWTON ST
3	701070	0976	03/12/04	393650	1100	0	7	1908	3	5400	0	0	4408 30TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	036900	0380	09/06/05	509000	1110	790	7	1928	4	5500	2	0	4041 27TH AV W
3	423790	0664	07/02/04	341500	1110	0	7	1946	4	4400	0	0	4509 32ND AV W
3	693360	0330	12/01/05	509000	1110	1110	7	1951	4	6720	5	0	3241 25TH AV W
3	119300	0820	03/19/04	447500	1120	1000	7	1949	4	6462	6	0	2602 W DRAVUS ST
3	277160	3020	04/26/03	299000	1120	0	7	1919	3	5042	0	0	2306 28TH AV W
3	503630	0920	08/04/03	320000	1120	600	7	1964	3	4325	2	0	3439 24TH AV W
3	119300	0035	08/31/04	360000	1130	0	7	1940	4	6250	0	0	3222 28TH AV W
3	277060	0130	05/26/04	339000	1140	0	7	1912	4	7000	2	0	3858 24TH AV W
3	277060	2250	07/01/05	472000	1140	0	7	1910	3	8400	0	0	2837 21ST AV W
3	924190	0240	06/21/05	442500	1140	0	7	1931	3	6528	13	0	3032 26TH AV W
3	924190	0255	08/08/03	390000	1140	760	7	1931	4	5120	13	0	3020 26TH AV W
3	277160	3341	04/28/04	429500	1150	1150	7	1952	3	6000	5	0	2419 W LYNN ST
3	277160	3830	11/21/03	519000	1160	240	7	1942	4	5000	6	0	2111 26TH AV W
3	277160	3935	08/16/05	500000	1160	150	7	1936	4	5000	2	0	2632 W NEWTON ST
3	277060	2141	10/17/05	339600	1160	390	7	1997	3	1764	0	0	3053 A 21ST AV W
3	277060	2142	10/28/05	348750	1160	390	7	1997	3	1534	0	0	3053 B 21ST AV W
3	232130	0060	04/11/05	550000	1170	900	7	1925	5	5000	3	0	2926 W LYNN ST
3	701070	1100	04/21/04	405703	1180	200	7	1954	3	6000	0	0	4426 29TH AV W
3	701070	1115	03/10/03	393000	1180	600	7	1976	5	4000	2	0	4412 29TH AV W
3	036900	0120	06/13/05	601000	1190	460	7	1951	3	5500	7	0	3822 28TH AV W
3	277160	4700	02/12/04	399950	1200	0	7	1923	4	4000	0	0	2643 W NEWTON ST
3	277160	4140	07/07/05	420000	1220	250	7	1943	3	4000	0	0	2016 26TH AV W
3	693360	0075	09/07/04	395000	1220	200	7	1987	3	4500	9	0	3239 26TH AV W
3	277160	3795	09/27/05	580000	1230	400	7	1941	4	4000	7	0	2624 W CROCKETT ST
3	701070	0225	10/29/04	430000	1230	600	7	1989	3	6173	4	0	4320 29TH AV W
3	277060	1430	02/09/05	351000	1250	520	7	1914	3	2250	2	0	2217 W RUFFNER ST
3	119200	0380	03/30/05	599000	1260	1260	7	1941	4	6250	0	0	3018 27TH AV W
3	277060	1310	04/21/03	350000	1260	290	7	1917	3	6000	6	0	3238 23RD AV W
3	701070	0250	01/15/03	399950	1260	420	7	1958	3	3907	6	0	4300 29TH AV W
3	026900	1355	10/23/03	437000	1280	320	7	1954	3	5663	9	0	2420 W LYNN PL
3	277060	0650	11/12/03	380000	1280	510	7	1915	3	7000	0	0	3211 23RD AV W
3	701070	0326	08/18/03	420000	1280	700	7	1951	4	4000	2	0	4207 29TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	232130	0240	08/19/05	570000	1290	1160	7	1940	3	5000	0	0	2911 W BOSTON ST
3	503630	0925	09/09/03	337000	1290	570	7	1963	3	4775	2	0	3441 24TH AV W
3	026900	0095	04/14/03	327500	1300	0	7	1958	3	5432	0	0	2901 24TH AV W
3	423540	0450	06/01/04	380000	1310	390	7	1908	5	3300	0	0	4352 36TH AV W
3	423790	0680	12/10/04	475000	1310	450	7	1945	4	6050	0	0	4521 32ND AV W
3	119200	0460	06/28/04	384500	1320	240	7	1926	3	4000	0	0	2707 W DRAVUS ST
3	277060	1385	10/18/04	359950	1320	0	7	1910	4	3960	2	0	3225 22ND AV W
3	701070	1340	12/03/04	439950	1340	300	7	1945	3	6360	3	0	4323 29TH AV W
3	036900	0370	04/18/03	331000	1360	800	7	1955	3	5500	0	0	4033 27TH AV W
3	277060	2160	08/20/03	319000	1360	0	7	1942	3	6000	2	0	2850 22ND AV W
3	277060	1648	08/04/03	318000	1360	420	7	2003	3	1493	0	0	3639 A 22ND AV W
3	277060	1649	06/25/03	319950	1360	420	7	2003	3	1515	0	0	3639 B 22ND AV W
3	693360	0065	03/25/05	457000	1370	0	7	1908	3	2700	9	0	3249 26TH AV W
3	026900	0445	02/18/03	426052	1380	340	7	1956	3	7680	2	0	2615 26TH AV W
3	232130	0361	09/12/05	478000	1380	640	7	1922	4	6532	3	0	2001 28TH AV W
3	277160	4005	08/02/05	735000	1390	1000	7	1941	4	6000	5	0	2623 W CROCKETT ST
3	277060	1575	07/21/04	380125	1400	1200	7	1965	4	6000	0	0	3636 23RD AV W
3	277060	1230	04/29/05	400000	1410	0	7	1900	4	6000	2	0	3023 22ND AV W
3	026900	0535	08/25/05	510200	1430	600	7	1955	3	6400	0	0	2616 25TH AV W
3	277160	3920	05/26/04	437000	1430	0	7	1921	3	4000	0	0	2646 W NEWTON ST
3	701070	0937	08/24/04	418700	1440	0	7	1924	4	4442	0	0	4426 30TH AV W
3	701070	1440	12/15/04	569500	1440	1300	7	2004	3	5069	2	0	4304 30TH AV W
3	277160	3380	07/28/03	490614	1460	890	7	1942	4	8000	7	0	2451 W LYNN ST
3	423790	1070	11/28/03	455000	1460	900	7	1977	3	5002	0	0	4600 34TH AV W
3	277060	0400	02/18/03	380000	1470	800	7	1994	3	5475	2	0	3641 23RD AV W
3	701070	0270	02/02/05	506000	1480	0	7	1912	4	4000	2	0	2911 W MANSELL ST
3	693360	0170	05/27/04	561250	1490	300	7	1914	4	6720	8	0	3248 26TH AV W
3	277060	2239	11/21/05	637500	1510	1190	7	1958	4	5400	2	0	2827 21ST AV W
3	277060	0420	08/23/04	352500	1540	0	7	1946	5	4000	2	0	3653 23RD AV W
3	277060	1643	10/19/05	389950	1560	640	7	2002	3	1596	0	0	3633 B 22ND AV W
3	277060	1644	09/16/04	333000	1560	640	7	2002	3	1596	0	0	3633 C 22ND AV W
3	277060	1530	08/20/03	330000	1570	0	7	1952	3	6000	2	0	3437 22ND AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	277060	1540	06/25/03	350000	1570	0	7	1952	3	6000	2	0	3447 22ND AV W
3	142503	9013	12/23/03	447000	1600	0	7	1924	4	7616	5	0	3403 27TH AV W
3	423540	0545	09/16/03	315000	1600	0	7	1973	3	4136	0	0	3501 W OHMAN PL
3	693360	0180	09/25/03	499950	1600	0	7	1945	3	6720	9	0	3242 26TH AV W
3	277060	2245	08/22/03	382500	1650	0	7	1907	3	6000	2	0	2833 21ST AV W
3	423790	1505	02/09/05	490000	1710	0	7	1992	3	4000	0	0	4514 36TH AV W
3	701070	1070	08/13/03	415000	1720	600	7	1910	4	3200	3	0	2869 W GOVERNMENT WY
3	277060	1300	11/23/04	440000	1810	530	7	1909	4	6000	3	0	3246 23RD AV W
3	693360	0550	03/03/03	434000	1840	0	7	1998	3	6720	4	0	3247 24TH AV W
3	277060	2100	12/02/03	364500	1880	0	7	1962	3	6000	2	0	3013 21ST AV W
3	119300	0030	10/22/04	459000	1930	290	7	1951	3	6250	0	0	3226 28TH AV W
3	119200	0300	05/04/04	539000	1940	0	7	1926	4	5625	0	0	3042 27TH AV W
3	423540	0020	01/27/05	499900	1950	0	7	1994	3	4000	0	0	3136 W GOVERNMENT WY
3	277060	1450	04/08/05	495000	2310	0	7	1990	3	6000	2	0	3442 23RD AV W
3	277060	1810	05/10/04	427000	2350	0	7	1907	3	5880	2	0	3246 22ND AV W
3	423790	1200	07/25/03	487000	2350	600	7	1910	4	3417	0	0	4558 35TH AV W
3	277060	1510	06/20/04	600000	3750	0	7	1969	3	6000	0	0	3417 22ND AV W
3	277060	1515	04/13/05	615000	3750	0	7	1969	3	6000	0	0	3421 22ND AV W
3	277060	0545	12/02/04	550000	3930	0	7	1967	3	7000	2	0	3441 23RD AV W
3	277060	0550	07/23/04	615000	3930	0	7	1967	3	7000	2	0	3447 23RD AV W
3	701070	1360	12/28/05	500000	860	500	8	2001	3	4400	5	0	4335 29TH AV W
3	377630	0045	12/22/05	465000	930	0	8	1942	3	4654	0	0	2240 CONDON WY W
3	277160	0440	10/14/05	555000	960	960	8	1952	3	5000	6	0	2301 W RAYE ST
3	377630	0020	09/20/04	414000	1020	700	8	1946	3	5400	2	0	2303 30TH AV W
3	277060	0241	07/29/05	362000	1040	280	8	2004	3	1170	0	0	3857 B GILMAN AV W
3	277060	0242	09/20/04	331500	1040	280	8	2004	3	1170	0	0	3857 C GILMAN AV W
3	277160	4000	11/15/04	575000	1060	250	8	1948	3	4000	4	0	2619 W CROCKETT ST
3	277060	1545	08/01/03	300000	1090	190	8	2003	3	1481	2	0	3453 B 22ND AV W
3	924190	0105	02/24/05	600000	1090	900	8	1951	4	8832	0	0	3024 25TH AV W
3	277060	1544	08/18/03	284950	1090	120	8	2003	3	1489	2	0	3453 A 22ND AV W
3	277060	0226	01/24/05	339950	1120	380	8	1996	3	1958	0	0	3837 B 23RD AV W
3	277060	1900	02/17/05	335000	1130	130	8	2005	3	1503	0	0	3217B 21ST AV W

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3	701070	0280	04/25/05	460000	1130	570	8	1983	3	4000	0	0	2919 W MANSELL ST
3	277060	1901	02/25/05	335000	1130	130	8	2005	3	1501	0	0	3217A 21ST AV W
3	701070	0460	10/13/05	555000	1140	940	8	1948	5	7200	0	0	4319 30TH AV W
3	026900	1000	04/14/05	491000	1170	350	8	1947	3	6400	4	0	2516 27TH AV W
3	277160	3930	06/15/04	499000	1170	0	8	1964	3	4000	0	0	2636 W NEWTON ST
3	026900	0475	12/01/05	511000	1180	800	8	1954	3	7680	6	0	2620 26TH AV W
3	277160	3370	06/05/04	469000	1210	450	8	1951	4	4000	4	0	2441 W LYNN ST
3	277060	0862	04/18/05	497900	1220	540	8	1994	3	2250	3	0	2626 23RD AV W
3	277060	1757	03/03/03	269000	1220	370	8	1995	3	1291	2	0	3419 21ST AV W
3	026900	0345	04/21/05	670000	1240	1040	8	2005	3	5440	10	0	2805 27TH AV W
3	026900	0406	04/19/04	564000	1240	350	8	1956	3	5120	7	0	2626 27TH AV W
3	026900	0460	02/28/05	599000	1250	930	8	1955	3	7680	4	0	2605 W ARMOUR ST
3	119200	0568	09/21/04	525000	1260	900	8	1946	4	6250	0	0	2704 W BARRETT ST
3	277160	3981	12/18/03	495000	1260	600	8	1955	4	4000	4	0	2601 W CROCKETT ST
3	277060	1713	05/09/05	358000	1270	340	8	2002	3	1426	0	0	3420 B 22ND AV W
3	036900	0736	05/27/05	366874	1280	500	8	1991	3	2317	0	0	4072 BURTON PL W
3	277160	3155	04/19/05	535000	1280	0	8	1929	3	4000	8	0	2608 W BOSTON ST
3	277060	1681	10/24/05	463500	1280	330	8	2005	3	1390	0	0	3454 22ND AV W
3	277060	1682	09/02/05	450000	1280	330	8	2005	3	1400	0	0	3452 22ND AV W
3	026900	1170	09/28/05	685000	1290	600	8	1953	3	5760	5	0	2406 25TH AV W
3	277060	1710	08/10/05	427500	1290	340	8	2002	3	1647	0	0	3422 A 22ND AV W
3	026900	1100	09/23/04	830000	1300	1100	8	1956	5	7680	11	0	2512 26TH AV W
3	277060	1696	05/12/05	398000	1300	630	8	2005	3	1348	0	0	3430A 22ND AV W
3	277060	1694	04/25/05	389000	1300	630	8	2005	3	1348	2	0	3432A 22ND AV W
3	277060	1697	04/10/05	389000	1300	360	8	2005	3	1653	2	0	3432 B 22ND AV W
3	277060	1698	03/18/05	395000	1300	360	8	2005	3	1652	2	0	3430 B 22ND AV W
3	277060	1902	02/23/05	353000	1310	100	8	2005	3	1499	0	0	3219A 21ST AV W
3	277060	1903	02/23/05	355000	1310	130	8	2005	3	1500	0	0	3219B 21ST AV W
3	277060	1547	08/13/03	311000	1319	171	8	2003	3	1514	0	0	3541 A 22ND AV W
3	503630	0446	07/12/05	748000	1320	900	8	1961	4	5940	8	0	2608 W BERTONA ST
3	701070	0140	11/18/05	597500	1320	400	8	1959	3	5031	6	0	4225 28TH PL W
3	277060	1546	08/12/03	314950	1320	170	8	2003	3	1515	0	0	3451 B 22ND AV W

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3	277160	3355	05/05/03	480000	1350	780	8	1959	4	5000	6	0	2431 W LYNN ST
3	277160	4610	05/18/05	450300	1350	250	8	1939	3	4000	4	0	2628 W PLYMOUTH ST
3	026900	0675	07/21/03	599500	1360	600	8	1955	4	7680	15	0	2558 26TH AV W
3	277160	3170	05/16/05	727000	1370	450	8	1949	4	6000	10	0	2211 26TH AV W
3	277060	0745	11/14/03	427000	1380	900	8	1965	3	7000	2	0	3010 24TH AV W
3	277060	2365	05/26/05	459950	1380	275	8	2005	3	1323	0	0	3012B 21ST AV W
3	277060	2363	07/26/05	449950	1380	275	8	2005	3	1616	2	0	3010B 21ST AV W
3	277060	2364	09/15/05	453500	1380	135	8	2005	3	1682	2	0	3010A 21ST AV W
3	277060	2366	06/03/05	449950	1380	275	8	2005	3	1377	0	0	3012B 21ST AV W
3	277060	1762	04/29/04	328000	1390	400	8	2000	3	1376	0	0	3425 B 21ST AV W
3	277060	1763	07/24/03	302000	1390	400	8	2000	3	1288	0	0	3425 A 21ST AV W
3	026900	0711	03/09/05	486000	1400	420	8	1957	3	5016	0	0	2503 W RAYE ST
3	277160	0365	04/06/03	455000	1400	600	8	1966	3	5000	2	0	2220 W HALLADAY ST
3	232130	0271	05/14/03	480000	1410	0	8	1925	5	3575	2	0	2102 CONDON WY W
3	026900	1090	10/18/05	750000	1420	1300	8	1955	4	5400	8	0	2526 26TH AV W
3	668150	0110	05/22/05	600000	1440	1410	8	1965	3	5783	0	0	2904 24TH AV W
3	026900	0435	02/23/05	635000	1460	540	8	1955	3	5220	4	0	2606 W RAYE ST
3	277060	0380	04/05/05	415000	1470	0	8	1907	3	7000	2	0	3617 23RD AV W
3	693360	0138	02/13/03	372500	1480	880	8	1990	3	4320	4	0	3257 25TH AV W
3	026900	0146	05/05/04	500000	1500	600	8	1958	3	8280	2	0	2802 25TH AV W
3	026900	1238	02/16/05	632000	1500	1200	8	1958	4	7040	6	0	2508 W MCGRAW ST
3	277160	3815	11/13/03	459000	1520	920	8	1960	3	4000	5	0	2608 W CROCKETT ST
3	026900	0200	04/26/04	580000	1540	1360	8	1954	4	7680	9	0	2814 26TH AV W
3	277060	0390	03/28/05	440000	1540	720	8	1906	3	7000	2	0	3635 23RD AV W
3	277060	1305	04/25/05	536000	1540	810	8	1971	4	6000	6	0	3242 23RD AV W
3	026900	0240	04/13/04	720000	1550	1100	8	1958	3	7680	12	0	2505 W FULTON ST
3	119300	0085	11/04/05	665000	1570	0	8	1931	3	5250	0	0	3215 27TH AV W
3	277160	4605	10/24/05	615000	1580	0	8	1931	4	4000	4	0	2632 W PLYMOUTH ST
3	277060	0202	11/09/05	500000	1590	630	8	1999	3	2900	4	0	3813 23RD AV W
3	232130	0266	07/16/04	556000	1600	290	8	1925	5	4000	0	0	2916 W CROCKETT ST
3	026900	1156	04/04/05	580000	1610	510	8	1954	3	8280	8	0	2502 25TH AV W
3	277060	0685	05/09/05	539000	1610	1200	8	1962	3	7000	2	0	3247 23RD AV W

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3	668150	0005	03/11/04	565000	1620	580	8	1966	3	8820	2	0	3002 24TH AV W
3	119200	0700	11/10/03	439000	1630	350	8	1937	3	6250	0	0	3020 28TH AV W
3	026900	0390	05/22/03	410000	1640	510	8	1955	3	5040	0	0	2709 W FULTON ST
3	423790	1441	06/06/05	479000	1650	360	8	1987	3	4000	0	0	4574 36TH AV W
3	026900	1130	08/26/04	699000	1660	1200	8	1958	5	5371	10	0	2521 25TH AV W
3	119300	0330	07/15/03	549950	1670	380	8	1932	4	6000	0	0	2924 27TH AV W
3	277060	1637	05/13/03	290000	1670	0	8	2000	3	1159	0	0	3625 22ND AV W
3	277060	1639	09/08/03	289000	1670	0	8	2000	3	1159	0	0	3621 22ND AV W
3	119200	0005	04/29/05	610000	1700	1100	8	1926	3	5265	12	0	3055 26TH AV W
3	232130	0345	05/19/04	608000	1700	780	8	1926	4	5000	0	0	2811 W CROCKETT ST
3	119300	0670	10/02/03	525000	1710	350	8	1935	3	6000	0	0	2616 28TH AV W
3	277160	3030	06/14/05	605000	1720	600	8	1955	4	5107	1	0	2654 W LYNN ST
3	026900	1065	06/03/05	702000	1730	950	8	1955	3	7680	7	0	2515 26TH AV W
3	026900	0795	07/29/04	625000	1760	900	8	1925	4	5504	2	0	2576 28TH AV W
3	119200	0160	09/14/05	637000	1790	300	8	1926	4	5625	8	0	3013 26TH AV W
3	693360	0050	05/26/05	700000	1830	400	8	1968	4	8100	7	0	3257 26TH AV W
3	277160	0460	10/26/05	600000	1840	700	8	1960	3	5000	8	0	2311 W RAYE ST
3	036900	0965	12/15/05	670000	1850	670	8	1906	5	6000	2	0	3829 24TH AV W
3	119200	0520	03/29/04	650000	1860	0	8	1908	4	6612	0	0	3033 27TH AV W
3	668150	0040	04/02/03	420000	1860	0	8	1989	3	4800	8	0	2838 PATTEN PL W
3	924190	0170	07/25/05	593000	1900	1440	8	1968	3	9536	10	0	2949 25TH AV W
3	503630	0575	06/19/03	579000	1910	400	8	1953	4	8227	8	0	2600 W BERTONA ST
3	924190	0190	05/25/05	720000	1930	960	8	1983	5	7680	6	0	3029 25TH AV W
3	277160	3710	08/09/05	580000	1940	200	8	1985	3	4000	5	0	2419 W BOSTON ST
3	119300	0440	03/21/03	570000	1950	230	8	1927	3	7800	0	0	2904 28TH AV W
3	423790	0730	08/17/05	620000	1980	0	8	1906	5	5000	0	0	4514 33RD AV W
3	277060	1240	07/14/04	472500	2010	1010	8	1990	3	6000	2	0	3033 22ND AV W
3	701070	1065	04/07/04	445000	2010	0	8	1988	3	3200	4	0	2863 W GOVERNMENT WY
3	026900	0950	06/27/05	849950	2050	500	8	2003	3	3900	9	0	2507 27TH AV W
3	232130	0410	07/18/03	655000	2050	890	8	1924	5	5000	0	0	2015 29TH AV W
3	693360	0315	03/16/05	548000	2060	490	8	1991	3	6720	5	0	3235 25TH AV W
3	119300	0355	11/08/04	865000	2120	1200	8	1939	4	7389	14	0	2600 W FULTON ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	232130	0245	12/20/04	720000	2150	490	8	1924	4	5500	5	0	2117 29TH AV W
3	119300	0230	02/20/03	540000	2240	220	8	1927	3	4419	5	0	3201 WHALLEY PL W
3	277060	1860	03/01/05	489000	2240	0	8	1909	3	6000	2	0	3212 22ND AV W
3	277060	6635	12/07/05	675000	2290	430	8	1904	4	4400	2	0	4215 WILLIAMS AV W
3	026900	0670	09/24/04	630000	2320	1650	8	1956	4	7680	14	0	2564 26TH AV W
3	701070	0760	08/26/03	499500	2420	0	8	2003	3	3805	0	0	4415 31ST AV W
3	026900	0935	07/18/05	737000	2430	0	8	1926	4	7680	4	0	2502 28TH AV W
3	026900	0980	01/14/05	818000	2580	540	8	2004	3	7680	0	0	2531 27TH AV W
3	277160	0430	06/24/04	580000	2660	1330	8	1960	3	5000	2	0	2225 W RAYE ST
3	277160	0675	07/13/05	985000	2670	1000	8	1963	4	6250	4	0	2314 W WHEELER ST
3	277060	0600	06/29/04	705000	2700	950	8	2002	3	5484	3	0	3232 24TH AV W
3	277160	0415	10/26/05	675000	2720	1200	8	1965	3	5000	2	0	2215 W RAYE ST
3	277160	0685	10/02/03	590000	3120	600	8	1965	3	6250	10	0	2308 W WHEELER ST
3	924190	0270	08/05/04	520000	3240	0	8	1969	3	8448	12	0	3018 26TH AV W
3	119300	0435	11/08/05	767000	1830	1050	9	1931	5	6000	0	0	2908 28TH AV W
3	277160	4040	08/27/03	590000	1830	110	9	1931	4	5464	1	0	2016 28TH AV W
3	232130	0515	05/01/03	585000	1840	0	9	1935	4	4099	3	0	2807 W NEWTON ST
3	026900	0300	04/21/04	700000	1890	1510	9	1957	3	7680	9	0	2833 26TH AV W
3	701070	1060	09/26/03	460000	1980	410	9	1986	3	3950	4	0	2859 W GOVERNMENT WY
3	423790	0935	11/14/05	800000	2030	280	9	1992	3	4883	4	0	3357 W COMMODORE WY
3	668150	0140	10/05/05	799000	2120	640	9	2005	3	2907	0	0	2822 24TH AV W
3	232130	0330	11/11/03	780000	2130	300	9	1927	4	5000	1	0	2100 29TH AV W
3	924190	0025	07/30/04	649000	2130	120	9	2004	3	5346	0	0	3015 24TH AV W
3	924190	0027	06/24/04	655000	2130	120	9	2004	3	5346	0	0	3017 24TH AV W
3	277160	2946	12/04/04	744900	2140	570	9	1995	3	3800	13	0	2438 W LYNN ST
3	026900	0103	05/09/05	735000	2190	700	9	2005	3	5972	0	0	2917 24TH AV W
3	701070	1445	11/23/04	785000	2200	920	9	2004	3	4000	0	0	2916 W MANSELL ST
3	423540	0284	10/07/05	577000	2220	0	9	1992	3	5720	0	0	4425 BRYGGER DR W
3	423540	0285	01/23/03	369950	2220	0	9	1994	3	6982	0	0	4423 BRYGGER DR W
3	277160	4715	10/10/03	669500	2240	800	9	1927	4	7200	0	0	1958 28TH AV W
3	277160	3716	09/02/05	830000	2260	970	9	2000	3	4000	6	0	2427 W BOSTON ST
3	423540	0282	04/14/03	410000	2300	0	9	1992	3	4475	0	0	4433 BRYGGER DR W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	423790	1537	10/04/05	750000	2310	770	9	2005	3	3200	0	0	3509 W MCCORD PL
3	026900	0840	05/02/03	725000	2340	870	9	2003	3	4260	2	0	2553 27TH AV W
3	277060	6618	05/20/04	627000	2350	400	9	2001	3	3300	3	0	4231 WILLIAMS AV W
3	423790	1545	07/09/04	645685	2360	260	9	2004	3	4000	0	0	4527 35TH AV W
3	026900	0925	10/13/03	610000	2370	1200	9	1949	4	6400	3	0	2512 28TH AV W
3	232130	0545	08/10/05	995000	2410	700	9	2000	3	5850	6	0	1902 29TH AV W
3	423790	1550	09/13/04	658000	2430	260	9	2004	3	4000	0	0	4525 35TH AV W
3	423790	0720	02/26/03	750000	2450	0	9	1910	5	8016	0	0	3216 W FORT ST
3	924190	0080	06/03/05	769950	2500	650	9	2000	3	3810	2	0	3044 25TH AV W
3	142503	9012	06/24/05	769000	2510	820	9	2002	3	5530	6	0	3416 28TH AV W
3	232630	0125	08/22/05	960000	2520	1300	9	1966	3	6634	11	0	4020 28TH PL W
3	668150	0150	07/22/03	657000	2540	0	9	2003	3	5930	0	0	2812 24TH AV W
3	423540	0388	12/01/05	800000	2550	630	9	2005	3	5000	0	0	4428 36TH AV W
3	701070	1455	05/05/03	600000	2650	700	9	1990	3	4000	0	0	2914 W MANSELL ST
3	423790	1515	02/24/04	675000	2740	970	9	2001	3	4000	0	0	4526 36TH AV W
3	277060	0602	08/20/04	740000	2760	1090	9	2003	3	5027	3	0	3228 24TH AV W
3	232130	0155	05/20/04	879000	2840	1340	9	1950	5	5000	1	0	2814 W BOSTON ST
3	119300	0350	05/02/05	975000	2860	400	9	1947	4	7800	13	0	2900 27TH AV W
3	924190	0120	12/16/04	799950	2870	1320	9	2004	3	6144	2	0	3014 25TH AV W
3	026900	0105	04/25/05	799950	2930	1120	9	2004	3	5916	0	0	2915 24TH AV W
3	119300	0725	04/29/03	890000	3210	0	9	1999	3	6000	6	0	2627 27TH AV W
3	036900	0025	08/18/05	908113	3250	1250	9	2005	3	5500	3	0	4047 WILLIAMS AV W
3	277060	6630	06/30/05	885000	3260	1280	9	2005	3	4400	2	0	4223 WILLIAMS AV W
3	701070	0125	12/05/05	980000	1650	900	10	2005	3	5400	7	0	4200 29TH AV W
3	026900	0100	02/18/03	589000	2390	0	10	1993	3	8448	0	0	2909 24TH AV W
3	277160	4745	12/21/05	933975	2540	0	10	2005	3	4570	0	0	2641 W PLYMOUTH ST
3	693360	0456	08/27/04	780000	2610	990	10	2004	3	5040	2	0	2416 W DRAVUS ST
3	232130	0125	09/21/04	1000500	3040	1330	10	2004	3	5000	5	0	2809 W LYNN ST
3	503630	0431	04/28/05	900000	3520	0	10	2001	3	6353	2	0	3404 27TH AV W
5	136430	0283	08/29/05	550000	525	0	5	1930	3	10219	11	0	3253 PERKINS LN W
5	137080	3640	04/15/05	380000	800	240	6	1944	3	5097	2	0	2138 MONTVALE PL W
5	354790	0155	09/08/05	415000	830	270	6	1940	3	4000	0	0	1810 27TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	137080	3630	02/11/04	331900	880	220	6	1941	3	5630	2	0	2130 MONTVALE PL W
5	136430	0183	07/22/05	750000	2620	0	6	1942	2	24838	2	3	2519 PERKINS LN W
5	555330	0045	04/13/04	775000	770	770	7	1983	3	8225	15	3	3025 W GALER ST
5	137080	3650	04/09/03	320000	800	400	7	1944	4	5097	0	0	2137 34TH AV W
5	395690	0185	03/23/04	709500	820	0	7	1925	3	5311	10	3	2615 PERKINS LN W
5	327130	0956	10/27/03	402350	850	0	7	1943	3	4350	0	0	4109 W BERTONA ST
5	137080	3625	07/15/03	340500	880	880	7	1942	3	5171	2	0	2124 MONTVALE PL W
5	137080	4325	02/23/04	399900	880	0	7	1942	4	4209	0	0	3303 W CROCKETT ST
5	137080	4461	02/24/04	419000	930	200	7	1942	4	5111	0	0	3308 W CROCKETT ST
5	354790	0070	05/04/05	400000	990	0	7	1938	4	5000	0	0	2718 W BLAINE ST
5	327130	0325	05/18/04	344350	1000	890	7	1939	3	5800	0	0	3212 44TH AV W
5	202120	0120	02/18/04	400000	1020	300	7	1940	3	5000	2	0	1816 30TH AV W
5	354790	0180	10/27/04	358000	1040	400	7	1949	3	5000	0	0	2601 W HOWE ST
5	136430	0356	04/11/05	399950	1090	0	7	1967	4	2065	6	0	3005 PERKINS LN W
5	503430	0056	02/02/04	469950	1120	1120	7	1952	5	4112	0	0	3615 W FULTON ST
5	137680	0115	02/15/05	545000	1190	260	7	1939	3	5378	7	0	2615 37TH AV W
5	354790	0240	03/25/03	419950	1200	240	7	1963	3	5000	0	0	2700 W HAYES ST
5	137080	2650	04/06/04	375000	1330	1330	7	1922	4	4500	0	0	2309 35TH AV W
5	137080	3565	09/01/04	453000	1370	260	7	1940	3	5441	0	0	1917 34TH AV W
5	202120	0058	10/01/03	399000	1520	790	7	1940	4	5200	0	0	3015 W HOWE ST
5	136430	0357	03/08/05	826000	1690	1240	7	1950	3	15053	8	3	3003 PERKINS LN W
5	137080	4455	06/24/04	517000	1750	590	7	1940	4	6402	0	0	3302 W CROCKETT ST
5	503930	0290	11/05/03	374500	940	0	8	1944	5	5400	0	0	1909 CLISE PL W
5	503530	0908	12/07/04	549000	960	960	8	1941	5	7695	0	0	4715 W ROBERTS WY
5	503930	0216	10/11/04	414950	980	980	8	1950	4	4871	0	0	1957 CLISE PL W
5	327130	0685	10/01/03	479000	1030	800	8	1951	5	3036	0	0	3249 42ND AV W
5	503430	0060	03/08/05	505000	1060	1060	8	1952	3	3623	0	0	2800 BISHOP PL W
5	327130	1155	02/17/04	608000	1090	790	8	1939	5	5800	0	0	3240 W VIEWMONT WY W
5	137080	3030	11/17/05	615000	1110	860	8	1950	4	3560	3	0	1941 EDGEMONT PL W
5	555330	0050	09/08/03	1225000	1110	1110	8	1964	3	9075	12	3	3023 W GALER ST
5	137680	0185	09/25/03	445000	1130	1130	8	1940	4	8629	3	0	2628 37TH AV W
5	232503	9095	03/29/05	455000	1150	1150	8	1953	3	6713	0	0	2261 CONDON WY W

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5	137080	0310	03/19/04	509000	1160	710	8	1950	3	4668	9	0	2211 VIEWMONT WY W
5	137080	2735	04/17/03	359000	1160	420	8	1939	3	5000	0	0	2121 MONTVALE CT W
5	137080	3575	04/24/03	519000	1160	910	8	1941	3	5394	2	0	1927 34TH AV W
5	202120	0055	09/23/03	390000	1170	640	8	1948	3	4800	0	0	3021 W HOWE ST
5	503530	0625	05/26/05	570000	1170	600	8	1942	4	6634	0	0	3533 43RD AV W
5	106800	0540	08/18/04	552000	1180	780	8	1941	3	6475	7	0	2575 38TH AV W
5	137080	2315	03/30/05	596950	1180	500	8	1970	3	3787	3	0	2509 37TH AV W
5	202120	0772	06/24/05	660000	1180	540	8	1950	3	4100	2	0	1460 MAGNOLIA BL W
5	106800	0005	04/30/03	699900	1210	430	8	1936	4	9732	5	0	2824 39TH AV W
5	137080	2835	03/24/05	727475	1220	700	8	1940	3	6180	5	0	1909 35TH AV W
5	232130	0435	01/15/04	439000	1220	350	8	1926	4	3925	0	0	2007 CONDON WY W
5	327130	0770	09/08/03	402000	1220	1210	8	1940	3	5800	0	0	3211 42ND AV W
5	137080	2885	07/15/04	600000	1230	240	8	1949	3	5334	5	0	1949 35TH AV W
5	222503	9101	10/04/05	749000	1230	880	8	1949	4	4950	8	0	2861 39TH AV W
5	503930	0220	07/13/05	449050	1230	410	8	1942	3	6869	0	0	1943 CLISE PL W
5	137080	2815	04/27/05	629000	1240	890	8	1937	4	5000	0	0	2272 VIEWMONT WY W
5	137080	3550	02/05/04	532500	1240	990	8	1951	3	5927	0	0	1901 34TH AV W
5	503930	0180	08/26/04	455000	1240	1040	8	1948	3	5640	0	0	1920 CLISE PL W
5	137080	3540	09/24/04	564000	1250	360	8	1940	3	5512	4	0	1952 35TH AV W
5	106800	0275	11/28/05	700000	1260	1260	8	1950	3	6902	0	0	2627 40TH AV W
5	137680	0160	06/30/03	395000	1270	1000	8	1953	3	4977	2	0	2668 BISHOP PL W
5	503930	0205	07/29/03	390000	1270	240	8	1948	3	7087	0	0	1948 CLISE PL W
5	106800	0575	04/09/04	602000	1280	1000	8	1950	4	6960	10	0	2545 37TH AV W
5	136780	0045	10/09/03	625000	1280	0	8	1954	3	10297	9	0	4551 W RAYE ST
5	327130	0900	07/15/05	700000	1280	1080	8	1950	5	5800	0	0	3236 42ND AV W
5	327180	0840	10/31/03	599000	1280	1080	8	1952	4	5800	6	0	3022 43RD AV W
5	327180	0975	07/26/05	607088	1280	340	8	1941	4	5800	0	0	3022 42ND AV W
5	327130	0165	04/02/04	559000	1290	1090	8	1952	3	5800	0	0	3237 44TH AV W
5	327180	1125	07/07/04	670000	1290	1170	8	1940	5	5800	0	0	3026 W VIEWMONT WY W
5	020750	0012	11/13/04	545000	1300	1300	8	1960	4	5390	0	0	2121 31ST AV W
5	137680	0166	02/07/03	439000	1300	1050	8	1953	3	4592	0	0	2656 BISHOP PL W
5	503930	0170	08/22/03	410000	1300	250	8	1947	3	6750	0	0	1908 CLISE PL W

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5	137080	3010	03/26/03	620000	1310	910	8	1941	4	5500	0	0	1921 EDGEMONT PL W
5	137680	0080	11/26/04	685000	1310	1570	8	1951	5	5067	9	0	2620 38TH AV W
5	137080	1610	10/13/04	659000	1320	870	8	1925	4	5350	4	0	2563 W VIEWMONT WY W
5	503430	0065	10/24/05	689000	1330	760	8	1953	4	6554	2	0	2688 BISHOP PL W
5	136430	0546	04/14/04	524950	1335	200	8	1932	4	3750	9	0	2324 PERKINS LN W
5	137080	4435	08/25/04	400000	1340	350	8	1946	3	5500	0	0	2121 WOLFE PL W
5	327130	0355	06/16/03	455000	1340	600	8	1952	4	5800	0	0	3226 44TH AV W
5	137080	0305	05/28/04	695000	1349	1420	8	1947	4	4668	9	0	2201 VIEWMONT WY W
5	327130	0430	03/17/05	579000	1350	1600	8	1942	3	5800	0	0	4305 W BERTONA ST
5	354790	0036	11/29/05	579000	1350	600	8	1961	4	4800	0	0	2709 W HOWE ST
5	354790	0535	09/26/05	765000	1390	100	8	1915	3	7500	13	0	1730 MAGNOLIA WY W
5	137080	2980	03/04/03	565000	1400	1400	8	1940	3	6240	3	0	1940 EDGEMONT PL W
5	503430	0075	04/24/03	490000	1400	1400	8	1954	4	7264	5	0	2680 BISHOP PL W
5	503930	0133	05/07/04	669000	1430	1430	8	1950	5	6697	2	0	1927 31ST AV W
5	327130	0845	04/18/05	725000	1450	230	8	1937	5	5800	0	0	3206 42ND AV W
5	137080	2840	08/03/05	769500	1460	1280	8	1940	4	6180	5	0	1915 35TH AV W
5	137080	2850	10/06/03	575000	1470	570	8	1940	4	5554	4	0	1919 35TH AV W
5	137080	2730	08/10/05	544000	1480	280	8	1939	3	5000	0	0	2115 MONTVALE CT W
5	137080	2990	12/10/04	637000	1480	1100	8	1941	4	6000	3	0	1950 EDGEMONT PL W
5	137080	2880	07/01/04	603500	1490	1490	8	1941	3	5243	3	0	1945 35TH AV W
5	202120	0160	08/03/04	725000	1510	360	8	1929	4	5000	0	0	2918 W BLAINE ST
5	327130	0155	02/08/05	637000	1520	460	8	1949	4	5800	0	0	3241 44TH AV W
5	202120	0795	09/22/05	769950	1560	960	8	1958	3	5000	3	0	1563 30TH AV W
5	202120	0315	03/21/05	655000	1570	320	8	1929	4	5000	0	0	2912 W HAYES ST
5	202120	0385	02/24/04	729000	1570	670	8	1921	5	5000	0	0	3020 W HAYES ST
5	323810	0035	06/16/04	679950	1580	1200	8	1947	4	8397	0	0	2843 39TH AV W
5	503430	0010	10/11/05	672000	1580	1130	8	1954	3	5000	8	0	2681 BISHOP PL W
5	137080	3570	03/04/05	675000	1590	1340	8	1951	3	5394	0	0	1923 34TH AV W
5	327130	0450	01/08/04	465000	1590	690	8	1988	3	2900	0	0	3247 43RD AV W
5	137080	1885	06/25/04	600000	1610	1610	8	1948	3	5350	3	0	2468 WESTMONT WY W
5	137080	2030	09/18/03	516040	1610	1610	8	1941	3	5555	1	0	2564 VIEWMONT WY W
5	395690	0105	05/03/05	1020000	1620	1620	8	1937	4	6630	9	0	2621 MAGNOLIA LN W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	136430	0420	10/10/05	650000	1632	0	8	1995	3	12342	10	0	2400 PERKINS LN W
5	327130	0385	12/10/04	685000	1640	1280	8	1960	4	5800	0	0	3242 44TH AV W
5	187750	0090	01/18/05	660000	1650	1910	8	1948	4	8297	4	0	2878 39TH AV W
5	327130	0365	11/02/05	800000	1650	1120	8	1959	4	5800	0	0	3230 44TH AV W
5	503430	0020	05/11/04	600000	1680	1230	8	1957	4	6831	0	0	3725 W ARMOUR PL
5	202120	0150	06/30/04	525000	1750	190	8	1929	4	5000	0	0	2908 W BLAINE ST
5	222503	9086	09/26/05	699000	1750	1200	8	1941	4	6082	5	0	3705 W BARRETT ST
5	503530	0900	08/20/04	543650	1760	350	8	1941	4	11299	0	0	4707 W ROBERTS WY
5	137080	1865	09/26/05	870000	1790	1270	8	1938	4	5700	6	0	2459 CRESTMONT PL W
5	327130	0970	09/04/03	495000	1790	130	8	1950	3	5800	0	0	3253 VIEWMONT WY W
5	202120	0695	06/17/05	1050000	1806	310	8	1954	5	4000	6	0	2814 W EATON ST
5	137080	2800	08/04/04	549900	1810	400	8	1946	4	5000	0	0	2256 VIEWMONT WY W
5	354790	0086	10/18/04	635000	1810	290	8	1938	4	4657	1	0	1802 28TH AV W
5	202120	1011	11/03/04	627500	1820	1310	8	1933	4	4950	6	0	1408 MAGNOLIA BL W
5	354790	0165	01/12/04	530000	1830	140	8	1924	4	4000	0	0	1820 27TH AV W
5	354790	0615	11/07/05	775000	1830	1220	8	1939	3	7770	12	0	1826 DARTMOUTH AV W
5	327130	0945	01/12/04	662500	1880	970	8	1955	4	5800	2	0	4117 W BERTONA ST
5	137080	2295	09/11/03	670000	1900	250	8	1948	4	4725	9	0	2467 MONTAVISTA PL W
5	106800	0125	12/15/04	757500	1920	1250	8	1938	4	7564	0	0	2827 40TH AV W
5	137080	1230	01/31/05	750000	1920	1520	8	1948	4	6518	6	0	4321 W MONFORT PL
5	503930	0175	02/01/05	484500	1970	380	8	1948	3	6000	0	0	1914 CLISE PL W
5	137080	2140	10/27/05	625000	2030	270	8	1948	3	4950	8	0	2503 MONTAVISTA PL W
5	137080	3385	06/21/05	841000	2030	1270	8	1948	3	6600	3	0	3482 W BLAINE ST
5	202120	0145	09/01/04	750000	2040	1100	8	1926	4	5000	1	0	2902 W BLAINE ST
5	232130	0495	11/17/03	560000	2070	300	8	1922	3	8250	3	0	2920 W HOWE ST
5	327130	0910	06/12/03	790000	2070	0	8	2002	3	8700	0	0	3242 42ND AV W
5	137080	3380	04/07/04	665875	2180	910	8	1951	4	6152	0	0	3476 W BLAINE ST
5	137080	0415	06/23/04	710000	2220	0	8	1962	4	5076	10	0	2307 EASTMONT WY W
5	555330	0010	09/23/05	1000000	2230	440	8	1984	3	2500	14	3	3051 W GALER ST
5	354790	0325	03/26/04	560000	2290	0	8	1918	4	6300	0	0	2607 W BLAINE ST
5	136430	0294	09/09/03	850000	2680	0	8	1968	1	21339	10	3	3225 PERKINS LN W
5	202120	0540	11/10/03	665000	1320	1320	9	1954	4	5000	3	0	3016 W GARFIELD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	136430	0115	08/04/05	1234500	1360	450	9	1970	5	5775	13	3	2409 PERKINS LN W
5	327130	0205	10/10/05	885000	1360	1360	9	1952	5	5394	0	0	3215 44TH AV W
5	137080	2770	05/09/05	679900	1460	1060	9	1954	5	4534	0	0	2125 MONTVALE PL W
5	137080	2380	07/15/03	710000	1500	860	9	1930	4	4622	11	0	2460 MONTAVISTA PL W
5	106800	0300	06/06/05	800000	1540	1540	9	1941	3	7373	0	0	2648 40TH AV W
5	327130	0715	04/28/05	650000	1540	800	9	1961	3	5800	0	0	3235 42ND AV W
5	106800	0485	10/18/03	1000000	1560	1560	9	1940	4	9706	11	0	2614 39TH AV W
5	137080	3325	03/03/04	649900	1560	1190	9	1947	4	5634	2	0	3410 W BLAINE ST
5	137080	0035	08/05/03	744950	1570	0	9	1930	3	8775	1	0	2021 36TH AV W
5	137080	2450	10/28/05	750000	1610	600	9	1930	3	5323	14	0	2426 MONTAVISTA PL W
5	137080	2085	06/29/04	761500	1620	1220	9	1941	4	5343	4	0	2512 CRESTMONT PL W
5	202120	0700	03/07/03	760000	1620	650	9	1926	4	6000	6	0	2818 W EATON ST
5	202120	0675	08/25/05	800000	1660	0	9	1936	3	4230	0	0	2803 W GARFIELD ST
5	137080	3425	06/18/04	749000	1680	1680	9	1950	4	6032	2	0	3505 W HOWE ST
5	137080	0370	03/03/04	1050000	1690	850	9	2002	3	5350	10	0	2222 EASTMONT WY W
5	137080	3050	01/06/05	740000	1690	530	9	1931	3	5500	0	0	2016 36TH AV W
5	137080	1825	10/22/04	845000	1710	800	9	1954	3	4699	9	0	2457 WESTMONT WY W
5	327180	0426	04/19/05	745000	1720	880	9	1961	3	6960	2	0	3044 44TH AV W
5	106800	0270	03/14/05	700000	1730	1300	9	1940	3	6902	0	0	2621 40TH AV W
5	137080	3202	02/26/04	1011636	1750	0	9	1948	4	5187	7	0	1636 MAGNOLIA BL W
5	106900	0010	08/25/05	985000	1760	640	9	1941	5	8180	5	0	2855 W VIEWMONT WY W
5	106900	0165	08/19/05	975000	1780	940	9	1941	4	8100	6	0	2646 42ND AV W
5	106900	0035	03/03/05	850000	1800	1800	9	1948	4	8609	5	0	2833 W VIEWMONT WY W
5	137380	0205	11/12/04	684000	1800	860	9	1938	3	5809	3	0	2817 42ND AV W
5	202120	0375	11/28/03	650000	1800	500	9	1929	4	5000	4	0	3012 W HAYES ST
5	137080	2920	04/16/03	600000	1830	500	9	1948	3	6008	0	0	3516 W HOWE ST
5	354790	0160	03/14/03	560000	1840	700	9	1930	4	4000	0	0	1814 27TH AV W
5	354790	0570	07/29/03	760000	1860	0	9	1930	5	5000	12	0	1804 MAGNOLIA WY W
5	106800	0020	06/18/03	759000	1870	980	9	1940	4	9534	4	0	2808 39TH AV W
5	137080	2025	08/01/05	975000	1870	0	9	1932	3	4173	3	0	2558 WESTMONT WY W
5	327180	0735	08/03/04	725000	1870	1050	9	1961	3	6960	3	0	3020 44TH AV W
5	395690	0500	03/26/03	680000	1880	900	9	1939	3	5800	0	0	3255 MAGNOLIA BL W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	503980	0130	07/17/05	857000	1880	1430	9	1949	3	14882	3	0	1567 MAGNOLIA BL W
5	327180	0490	08/27/04	667000	1920	0	9	1988	3	2760	0	0	3032 MAGNOLIA BL W
5	136430	0231	07/26/05	1649800	1970	1370	9	1977	3	18800	10	3	2591 PERKINS LN W
5	503980	0125	04/21/05	800000	1970	1030	9	1950	3	12460	0	0	1561 MAGNOLIA BL W
5	137080	2345	07/25/05	911000	1980	1250	9	1949	5	5094	9	0	2530 MONTAVISTA PL W
5	137080	2605	06/10/03	600000	2010	600	9	1936	3	4964	3	0	2253 VIEWMONT WY W
5	106800	0545	02/11/04	895000	2020	1350	9	1939	4	7770	9	0	2576 38TH AV W
5	137080	3185	11/24/04	1394600	2020	980	9	1948	4	7205	7	0	1654 MAGNOLIA BL W
5	137680	0130	08/04/04	780000	2020	310	9	1999	3	6090	9	0	2635 37TH AV W
5	503730	0305	05/03/05	865000	2020	570	9	1953	4	4402	13	0	1500 MAGNOLIA WY W
5	137080	3000	10/16/03	662500	2050	1350	9	1930	4	5979	0	0	1962 EDGEWATER PL W
5	503530	0699	04/19/05	751000	2050	640	9	1978	3	8662	9	0	4515 W MCLAREN ST
5	137080	1840	05/31/05	965000	2080	870	9	1937	4	5000	9	0	2473 WESTMONT WY W
5	327180	0020	07/25/05	1065000	2120	1090	9	2001	3	4640	1	0	3046 W VIEWMONT WY W
5	327180	1070	01/03/05	670000	2120	1300	9	1930	4	4640	0	0	3011 W VIEWMONT WY W
5	137080	0070	08/14/04	897250	2220	1340	9	1975	3	5570	6	0	2016 CONSTANCE DR W
5	137080	2050	06/10/05	847000	2240	500	9	1947	3	3984	9	0	3806 W PARKMONT PL
5	137080	1650	04/19/04	1040000	2260	1170	9	1931	5	5000	7	0	2416 ROSEMONT PL W
5	137080	2750	03/25/04	530000	2260	750	9	1972	4	3613	0	0	2131 MONTVALE CT W
5	106800	0480	09/20/05	1000000	2290	760	9	1927	3	9689	11	0	2620 39TH AV W
5	202120	0595	05/13/05	840000	2350	400	9	1984	3	5000	0	0	2916 W GARFIELD ST
5	323860	0040	06/04/04	1022500	2410	1100	9	1950	5	5501	11	0	3721 W FULTON ST
5	137080	1805	07/19/04	790000	2420	250	9	1928	3	5000	2	0	2356 ROSEMONT PL W
5	503980	0095	11/08/05	575000	2420	1210	9	1963	3	7406	0	0	1519 MAGNOLIA BL W
5	503730	0295	10/29/03	995000	2430	1510	9	1999	3	8150	11	0	1518 MAGNOLIA WY W
5	503730	0040	05/20/04	899000	2460	1100	9	1930	5	5750	3	0	1554 28TH AV W
5	395690	0300	05/19/05	1650000	2480	1260	9	1926	3	7020	9	0	2803 MAGNOLIA BL W
5	202120	0260	07/31/03	925000	2520	700	9	2003	3	5000	1	0	2810 W HAYES ST
5	137080	1855	01/27/04	1100000	2620	1310	9	1930	3	5563	13	0	3903 W PARKMONT PL
5	137080	3410	03/12/03	710000	2630	290	9	1990	3	4606	3	0	1808 36TH AV W
5	137080	3170	06/07/04	1300000	2740	0	9	1940	4	7800	5	0	1670 MAGNOLIA BL W
5	137080	1295	05/17/04	1100000	2750	430	9	1937	4	6955	9	0	2441 43RD AV W

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5	137380	0332	08/11/05	1130000	2780	600	9	1998	3	7759	5	0	2606 43RD AV W
5	503530	0696	08/09/05	1530000	2900	580	9	1962	5	11447	6	0	3434 PERKINS LN W
5	137080	3201	07/18/03	999000	2950	800	9	2001	3	4987	5	0	3447 W BLAINE ST
5	503530	0660	01/02/04	1110000	2970	100	9	1929	4	40516	5	0	3431 MAGNOLIA BL W
5	106900	0030	07/07/04	985000	2980	1140	9	1941	4	8626	5	0	2839 W VIEWMONT WY W
5	202120	0390	11/16/05	980000	1720	1080	10	1992	3	5000	0	0	3026 W HAYES ST
5	503530	1077	08/18/04	1070000	1890	930	10	1956	5	9226	4	0	4700 W BERTONA ST
5	137080	1485	04/02/03	1129000	1910	1170	10	1937	4	5350	8	0	2529 42ND AV W
5	137680	0096	05/10/04	708000	1940	950	10	1982	4	4551	2	0	2610 38TH AV W
5	137080	0040	05/02/05	1087500	2130	1030	10	1937	5	8558	2	0	2033 36TH AV W
5	106800	0240	04/17/03	930000	2260	1000	10	1937	3	8294	6	0	2589 CRESTMONT PL W
5	137080	1200	12/08/05	1080000	2290	1170	10	1930	3	5405	9	0	4300 W GLENMONT LN
5	202120	1065	02/08/05	979000	2300	700	10	1948	5	5746	3	0	1515 28TH AV W
5	327180	0760	02/01/05	740000	2310	160	10	1986	3	4060	6	0	3008 44TH AV W
5	323860	0030	05/31/03	1075000	2340	1250	10	1991	3	5208	11	0	3709 W FULTON ST
5	202120	0680	06/08/05	1140000	2350	720	10	1993	3	3458	4	0	1561 28TH AV W
5	222503	9128	10/10/05	1395000	2370	1380	10	2005	3	6147	3	0	3701 W FULTON ST
5	555330	0381	12/30/05	2750000	2380	240	10	1953	3	15282	16	0	2709 W GALER ST
5	202120	1012	02/13/03	875000	2400	1170	10	2002	3	3750	1	0	2907 W EATON ST
5	137080	3460	04/05/04	1112500	2440	520	10	1990	3	5500	5	0	3535 W HOWE ST
5	137380	0155	11/09/05	1249500	2490	800	10	1928	4	6300	5	0	2838 43RD AV W
5	395690	0015	04/20/04	1590000	2530	950	10	1934	5	9062	5	0	2256 W VIEWMONT WY W
5	137080	3280	01/18/05	970000	2580	370	10	1938	3	5180	3	0	1500 MAGNOLIA BL W
5	106800	0470	04/01/05	1650000	2590	1870	10	1999	3	9655	11	0	2632 39TH AV W
5	395690	0365	03/15/05	1238000	2610	1310	10	1936	5	8775	5	0	2810 46TH AV W
5	222503	9129	10/18/05	1350000	2650	1080	10	2005	3	5036	5	0	3701b B W FULTON ST
5	137080	0510	05/04/03	1417000	2680	500	10	1998	3	5259	9	0	2312 EYRES PL W
5	137080	3165	09/23/03	1500000	2720	300	10	1925	4	7632	7	0	1676 MAGNOLIA BL W
5	137080	0215	08/25/04	1250000	2760	1320	10	1983	3	8216	9	0	2257 W VIEWMONT WY W
5	327180	0765	03/02/04	1125000	2770	670	10	1937	3	10208	7	0	3023 43RD AV W
5	137080	1730	01/25/05	1434000	2780	1090	10	1989	4	5000	8	0	2517 WESTMONT WY W
5	020750	0010	08/25/03	921500	2790	620	10	1946	5	26406	0	0	2200 32ND AV W

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5	202120	0115	07/21/04	965000	2820	800	10	2004	3	5000	2	0	1810 30TH AV W
5	232130	0431	06/15/05	790000	2830	300	10	1978	4	5175	0	0	2003 CONDON WY W
5	137080	1310	05/20/05	1500000	2850	590	10	1928	4	5350	9	0	2453 43RD AV W
5	137380	0050	04/28/04	1449000	2850	940	10	2004	3	6161	8	0	2860 44TH AV W
5	327130	0745	04/19/05	1309000	2870	0	10	2003	3	7656	6	0	3221 42ND AV W
5	503980	0105	11/22/04	790000	2950	1000	10	1991	2	8160	0	0	1529 MAGNOLIA BL W
5	232503	9056	09/12/03	1025000	3090	0	10	1984	3	6780	10	0	1700 MAGNOLIA WY W
5	327130	0050	10/22/04	1250000	3140	1540	10	1987	3	10500	0	0	3228 MAGNOLIA BL W
5	137380	0045	10/27/03	1445000	3460	930	10	2003	3	6150	8	0	2862 44TH AV W
5	106800	0095	01/31/05	1190000	3610	0	10	2001	3	7037	0	0	2834 W VIEWMONT WY W
5	106800	0090	11/29/05	1262500	3870	0	10	2001	3	7020	0	0	2840 VIEWMONT WY W
5	503980	0110	02/05/03	775000	2414	787	11	1992	3	8609	0	0	1535 MAGNOLIA BL W
5	137080	0865	01/26/05	1300000	2450	590	11	1925	4	6750	9	0	2381 W VIEWMONT WY W
5	555330	0405	07/28/03	1050000	2490	830	11	1996	3	7204	16	0	2619 W GALER ST
5	137080	3225	01/05/04	1400000	2600	710	11	1993	3	6543	5	0	3433 W BLAINE ST
5	137080	0320	05/27/03	1185000	2720	1250	11	1998	3	5350	8	0	2221 W VIEWMONT WY W
5	202120	0270	11/03/04	1345000	2997	841	11	2004	3	5000	1	0	1702 29TH AV W
5	137080	0200	09/13/04	1375000	3010	1410	11	1933	3	10274	8	0	1990 MAGNOLIA BL W
5	106800	0385	06/28/04	1020000	3100	0	11	1994	3	8000	0	0	2567 39TH AV W
5	222503	9124	09/26/03	1350000	3110	1760	11	1993	3	8634	14	0	3727 W BARRETT ST
5	137380	0340	03/03/05	1895000	3250	1910	11	1931	3	15689	5	0	2601 43RD AV W
5	137380	0030	03/19/03	1800000	3270	1710	11	1940	4	14800	6	0	2690 MAGNOLIA BL W
5	137380	0040	06/26/03	2100000	3500	400	11	1937	4	17570	6	0	2670 MAGNOLIA BL W
5	187750	0040	09/26/05	2000000	3624	1733	11	2005	3	8548	10	0	3005 39TH AV W
7	682110	0110	08/10/05	381000	770	0	5	1910	4	6000	0	0	4044 33RD AV W
7	286460	0426	05/28/04	320000	570	570	6	1933	5	3075	0	0	3214 ARAPAHOE PL W
7	087100	0065	07/26/04	263500	720	0	6	1943	4	4592	0	0	3639 36TH AV W
7	286460	0326	05/21/04	305000	720	0	6	1942	3	4100	0	0	3208 40TH AV W
7	423540	1035	05/13/05	380000	720	360	6	1943	4	4800	0	0	4315 32ND AV W
7	423540	1050	05/26/04	365000	720	400	6	1943	4	4800	0	0	4323 32ND AV W
7	682210	0700	10/06/05	395000	740	440	6	1944	4	6000	0	0	3023 34TH AV W
7	691770	0180	09/09/03	289000	740	400	6	1944	3	4800	0	0	4038 31ST AV W

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7	812770	0525	11/04/04	350000	760	400	6	1943	3	4268	0	0	2435 31ST AV W
7	058200	0060	09/04/03	272000	770	0	6	1942	3	6000	0	0	3702 29TH AV W
7	087100	0090	07/20/04	255000	770	0	6	1943	3	4592	0	0	3631 36TH AV W
7	682110	1366	10/21/04	315000	770	0	6	1943	3	4800	0	0	3509 W EMERSON ST
7	682110	1540	11/18/04	345000	770	0	6	1943	3	6000	2	0	3400 36TH AV W
7	682110	0685	02/27/03	249000	780	160	6	1926	3	4200	0	0	3806 35TH AV W
7	682110	1855	03/12/03	313000	780	0	6	1944	3	6000	2	0	3517 32ND AV W
7	682110	1885	11/30/04	399950	780	780	6	1944	3	6000	0	0	3425 32ND AV W
7	691770	0190	07/13/05	385000	780	240	6	1944	3	4800	0	0	4030 31ST AV W
7	423540	0820	01/03/03	315000	790	300	6	1944	4	5520	0	0	4211 33RD AV W
7	423540	0845	11/24/04	350000	790	250	6	1944	3	5520	0	0	4237 33RD AV W
7	087100	1401	05/20/03	325000	800	400	6	1948	4	5102	0	0	3446 40TH AV W
7	682210	0010	01/26/04	270000	800	0	6	1943	3	6000	0	0	3249 35TH AV W
7	682110	2055	10/24/03	304000	810	360	6	1942	3	5640	2	0	3207 31ST AV W
7	682110	2100	06/14/05	363000	810	0	6	1942	3	6480	0	0	3218 32ND AV W
7	682210	0090	06/23/04	345000	810	0	6	1944	3	6000	0	0	3228 36TH AV W
7	682210	0865	08/12/05	350000	810	310	6	1943	3	6000	0	0	3020 36TH AV W
7	691770	0815	01/30/04	364990	820	600	6	1942	4	4500	0	0	3826 30TH AV W
7	691770	0840	08/20/04	353000	820	0	6	1944	4	6000	0	0	3808 30TH AV W
7	137780	0045	06/06/03	306000	830	0	6	1943	3	7000	0	0	2842 36TH AV W
7	682210	0870	12/11/03	275000	830	380	6	1943	3	6000	0	0	3026 36TH AV W
7	691770	0820	06/16/04	325000	830	300	6	1942	3	4500	0	0	3822 30TH AV W
7	058200	0441	12/15/04	400000	840	600	6	1928	4	5280	0	0	3606 29TH AV W
7	682110	1035	08/24/04	335000	840	0	6	1911	4	6000	0	0	3621 32ND AV W
7	682110	1270	05/09/03	296300	840	200	6	1946	4	6000	0	0	3633 34TH AV W
7	691770	0830	03/23/05	389000	840	180	6	1942	4	4500	0	0	3812 30TH AV W
7	682210	0210	07/26/05	438000	860	670	6	1910	4	6000	0	0	3238 35TH AV W
7	701070	0360	08/27/03	261000	860	0	6	1951	3	4000	0	0	3111 W MANSELL ST
7	701070	0600	07/30/03	261000	860	0	6	1950	3	6400	0	0	4331 31ST AV W
7	894110	0140	06/18/03	394500	860	300	6	1945	4	5816	0	0	3631 38TH AV W
7	137780	0055	12/23/04	399000	870	570	6	1943	4	7000	0	0	2852 36TH AV W
7	682110	1960	10/20/04	360000	870	190	6	1944	3	6000	0	0	3438 33RD AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	087100	0050	07/18/03	276500	880	0	6	1943	4	4592	0	0	3643 36TH AV W
7	682110	1840	12/16/04	362300	880	880	6	1943	3	2343	0	0	3450 34TH AV W
7	682110	1835	04/14/04	345000	890	890	6	1943	4	2341	0	0	3444 34TH AV W
7	691770	0890	01/18/05	389850	890	0	6	1941	4	5760	0	0	3827 30TH AV W
7	691770	0895	09/15/05	359950	890	0	6	1941	3	5760	0	0	3821 30TH AV W
7	142503	9027	07/22/04	325500	900	490	6	1946	3	6656	0	0	3053 31ST AV W
7	142503	9029	08/10/04	325000	900	340	6	1946	3	6656	0	0	3039 31ST AV W
7	682110	1666	04/12/04	300000	910	0	6	1943	3	5200	0	0	3420 W BERTONA ST
7	691770	1125	06/10/05	375950	940	0	6	1944	3	6000	0	0	3818 32ND AV W
7	423540	1010	10/31/05	385000	950	0	6	1947	3	4800	0	0	4217 32ND AV W
7	423540	0980	07/08/05	410000	960	500	6	1924	4	4800	0	0	4206 33RD AV W
7	682110	0075	03/03/05	361500	976	0	6	1944	4	6000	0	0	4010 33RD AV W
7	691770	0915	03/16/05	335000	980	0	6	1947	3	4800	0	0	3809 30TH AV W
7	682210	0166	07/12/05	387000	1070	0	6	1942	4	5263	0	0	3209 34TH AV W
7	087100	0075	09/09/03	271500	1080	0	6	1943	3	4592	0	0	3635 36TH AV W
7	691770	0195	06/28/04	399900	1140	150	6	1944	4	4800	0	0	4026 31ST AV W
7	137080	3700	03/17/04	313500	1180	0	6	1941	3	5979	0	0	2415 34TH AV W
7	682110	0545	10/15/04	351000	1190	880	6	1910	3	6000	0	0	3813 35TH AV W
7	682110	1836	08/09/04	263950	670	260	7	2002	3	1657	0	0	3444 A 34TH AV W
7	682110	1837	10/21/04	267500	670	260	7	2002	3	1662	0	0	3446 A 34TH AV W
7	682110	1841	08/26/04	259950	670	260	7	2002	3	1658	0	0	3448 A 34TH AV W
7	682110	1842	06/24/04	249500	670	260	7	2002	3	1660	0	0	3450 A 34TH AV W
7	682110	0775	07/19/05	387000	700	0	7	1943	3	6000	0	0	3819 33RD AV W
7	504230	0071	07/27/05	365000	780	240	7	1949	3	3221	0	0	3016 W RAYE ST
7	682110	0960	02/04/04	308000	800	0	7	1943	4	6000	0	0	3828 33RD AV W
7	736960	0085	02/20/04	359000	810	200	7	1944	3	4125	0	0	3403 VIEWMONT WY W
7	423540	0775	08/14/03	292000	820	0	7	1999	3	4800	0	0	4220 34TH AV W
7	691770	0115	01/12/05	451000	830	830	7	1949	4	4800	0	0	4029 31ST AV W
7	423540	0995	09/26/05	470000	840	800	7	1944	4	6000	0	0	4209 32ND AV W
7	503830	0050	06/17/05	505000	840	1000	7	1942	4	6200	2	0	2643 31ST AV W
7	682110	1150	09/23/04	399900	860	360	7	1945	4	6000	0	0	3633 33RD AV W
7	682110	0990	08/10/05	487500	870	670	7	1925	4	4800	0	0	3721 32ND AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	682210	0315	05/11/04	313500	870	440	7	1943	3	6000	0	0	3228 34TH AV W
7	087100	0618	03/30/04	409000	890	0	7	1949	3	4458	0	0	3717 W RUFFNER ST
7	423540	0970	07/26/05	433000	890	600	7	1942	4	4800	0	0	4212 33RD AV W
7	682110	1510	07/26/04	374000	890	650	7	1910	4	6000	0	0	3433 35TH AV W
7	087100	1241	04/26/04	385000	900	300	7	1948	3	5102	0	0	3412 39TH AV W
7	682210	0895	11/22/04	370000	900	670	7	1952	3	3816	0	0	3517 W DRAVUS ST
7	691770	0166	10/10/03	346000	900	240	7	1950	3	4342	0	0	4045 30TH AV W
7	137080	4045	11/26/05	555888	910	660	7	1942	4	6000	0	0	2542 35TH AV W
7	682110	1260	06/10/05	431000	910	500	7	1915	3	6000	0	0	3643 34TH AV W
7	691770	0730	03/20/03	349000	910	600	7	1941	3	5000	0	0	3837 29TH AV W
7	894110	0180	06/10/04	415950	910	220	7	1947	3	5816	0	0	3612 39TH AV W
7	503530	0090	03/18/03	369950	930	900	7	1939	3	6000	0	0	3644 41ST AV W
7	682110	2210	09/22/04	347500	930	610	7	1951	4	6000	2	0	3204 31ST AV W
7	682110	2225	09/01/04	347000	930	0	7	1950	3	6360	2	0	3218 31ST AV W
7	691770	0695	09/23/05	449950	930	350	7	1943	3	6900	0	0	3802 29TH AV W
7	087100	1875	08/04/05	430000	936	0	7	1948	4	6122	0	0	3445 40TH AV W
7	137780	0220	08/01/03	290000	940	0	7	1942	3	6784	0	0	2850 35TH AV W
7	235180	0105	10/28/04	524950	940	800	7	1947	3	6405	6	0	3308 37TH AV W
7	503530	0355	07/18/05	529000	940	230	7	1942	3	7246	0	0	3445 42ND AV W
7	682110	1315	08/11/05	320000	940	0	7	1943	3	6000	0	0	3612 35TH AV W
7	682210	0785	05/27/05	479000	940	900	7	1942	5	4312	0	0	3050 35TH AV W
7	701070	0410	07/27/04	350000	940	220	7	1947	3	5000	2	0	3100 W ELMORE ST
7	701070	0645	05/19/04	395000	940	700	7	1954	4	4000	0	0	4330 32ND AV W
7	087100	0365	09/09/04	415000	950	770	7	1952	4	6122	4	0	3411 36TH AV W
7	423540	0960	12/21/05	470000	950	600	7	1942	3	4800	0	0	4220 33RD AV W
7	691770	0245	02/10/04	309500	950	300	7	1948	3	3907	0	0	4029 30TH AV W
7	058200	0135	12/18/03	365000	960	0	7	1945	4	6000	0	0	3015 W EMERSON ST
7	087100	1260	04/12/04	368000	960	130	7	1940	4	5404	0	0	3900 W BERTONA ST
7	137080	3820	05/18/04	476000	960	800	7	1920	5	5000	0	0	2443 35TH AV W
7	137080	3940	11/24/04	350000	960	170	7	1939	3	5758	0	0	2503 34TH AV W
7	137080	4194	10/14/03	399850	960	900	7	1947	4	5423	0	0	2524 36TH AV W
7	137080	4206	03/25/05	410000	960	480	7	1948	3	5040	0	0	2539 PIEDMONT PL W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	682110	0695	03/20/03	299000	970	0	7	1942	3	6000	0	0	3814 35TH AV W
7	691770	0675	04/21/03	373900	970	720	7	1943	4	8580	0	0	3820 29TH AV W
7	812770	0520	04/27/04	352000	970	770	7	1957	3	4092	0	0	2443 31ST AV W
7	087100	0555	11/16/04	555000	975	100	7	1943	5	5102	4	0	3435 37TH AV W
7	137730	0125	08/09/05	403500	980	0	7	1941	4	6240	0	0	2645 35TH AV W
7	137730	0215	07/17/03	346000	980	0	7	1941	3	6240	0	0	2638 35TH AV W
7	682110	1275	08/08/05	425000	980	480	7	1904	4	6000	0	0	3629 34TH AV W
7	137080	3800	08/25/05	420000	990	200	7	1941	3	5000	0	0	2423 35TH AV W
7	137730	0015	02/23/05	447000	990	400	7	1940	4	8448	0	0	2614 36TH AV W
7	736960	0025	10/13/05	448100	990	240	7	1941	3	5000	0	0	3424 VIEWMONT WY W
7	894110	0185	07/07/03	375000	990	500	7	1947	4	5816	0	0	3618 39TH AV W
7	137080	3750	09/23/05	625000	1000	800	7	1941	4	6000	0	0	2424 35TH AV W
7	682110	0975	12/10/03	375000	1000	350	7	1947	3	6000	0	0	3844 33RD AV W
7	682110	1585	02/25/04	306000	1000	0	7	1943	4	5760	0	0	3444 36TH AV W
7	503530	0155	08/22/05	399900	1010	0	7	1941	3	4295	0	0	3611 41ST AV W
7	087100	0170	10/20/04	403000	1020	350	7	1952	3	3827	0	0	3455 36TH AV W
7	682160	0080	04/01/03	373000	1020	170	7	1939	3	6000	3	0	3207 29TH AV W
7	682210	0135	12/14/05	450000	1020	1020	7	1969	4	6000	0	0	3241 34TH AV W
7	812770	0390	11/17/05	420000	1020	0	7	1928	3	5500	0	0	2552 31ST AV W
7	691770	0135	06/27/03	382000	1030	320	7	1949	3	4800	0	0	4015 31ST AV W
7	691770	0970	07/01/04	471000	1030	500	7	1941	4	6000	0	0	3820 31ST AV W
7	503530	0365	04/05/05	525000	1040	0	7	1940	4	7173	0	0	3443 42ND AV W
7	682110	2090	04/06/05	420000	1040	1040	7	1942	3	6480	0	0	3214 32ND AV W
7	682160	0450	04/15/04	393000	1050	1050	7	1945	4	6000	2	0	3008 30TH AV W
7	087100	0560	07/28/05	466000	1060	300	7	1946	3	5102	0	0	3440 38TH AV W
7	087100	0515	11/18/03	378500	1070	280	7	1939	3	4592	0	0	3420 38TH AV W
7	682110	1895	12/14/04	425000	1070	400	7	1946	4	6000	0	0	3415 32ND AV W
7	894110	0100	10/07/04	435000	1070	470	7	1945	4	6224	0	0	3620 38TH AV W
7	137780	0100	06/26/03	340000	1080	0	7	1942	4	6912	0	0	2823 35TH AV W
7	503830	0100	10/18/04	455500	1080	420	7	1940	3	6328	2	0	2645 30TH AV W
7	087100	0465	06/27/05	430000	1090	300	7	1950	3	6122	0	0	3412 38TH AV W
7	682110	0585	05/07/03	350000	1090	600	7	1976	3	6000	0	0	3826 36TH AV W

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7	137730	0055	06/22/04	375400	1100	0	7	1941	3	6240	0	0	2603 35TH AV W
7	137730	0155	10/26/05	424950	1100	0	7	1941	4	6120	0	0	2659 35TH AV W
7	504230	0029	04/04/05	435000	1100	380	7	1945	3	5914	2	0	2611 31ST AV W
7	682110	0320	05/04/04	300000	1100	0	7	1944	3	7200	0	0	4002 35TH AV W
7	222503	9072	08/16/05	300000	1110	0	7	1941	3	6400	0	0	2625 34TH AV W
7	232503	9059	04/21/03	427500	1110	1110	7	1941	5	7020	2	0	2850 30TH AV W
7	423540	0759	11/01/04	539000	1110	800	7	1946	5	7200	0	0	4232 34TH AV W
7	682110	0955	07/06/04	445000	1110	0	7	1910	4	6000	0	0	3826 33RD AV W
7	058200	0424	03/18/04	438000	1130	0	7	1922	4	5250	0	0	3622 29TH AV W
7	058200	0665	10/21/05	495000	1130	1020	7	1944	3	6000	2	0	3507 31ST AV W
7	137730	0105	08/23/04	350000	1130	0	7	1941	3	6240	0	0	2633 35TH AV W
7	222503	9067	03/08/04	329000	1130	0	7	1941	3	6400	0	0	2649 34TH AV W
7	682110	0025	12/31/03	490000	1130	960	7	1993	4	6000	0	0	4037 32ND AV W
7	682110	0330	05/23/05	427500	1130	200	7	1944	4	6000	0	0	4012 35TH AV W
7	087100	0248	07/12/05	499900	1140	800	7	1952	3	5102	2	0	3433 36TH AV W
7	682310	0121	07/20/04	342500	1140	0	7	1942	3	4293	0	0	3317 W ARMOUR ST
7	503530	0395	02/12/03	458000	1150	570	7	1939	4	5905	0	0	3415 42ND AV W
7	682110	0915	03/15/04	385000	1150	390	7	1945	3	6000	0	0	3811 32ND AV W
7	682160	0380	08/05/04	486000	1150	560	7	1937	4	6000	2	0	3049 29TH AV W
7	682310	0031	09/09/05	461000	1150	0	7	1921	3	4880	0	0	3314 W ARMOUR ST
7	087100	1740	05/10/04	384500	1160	410	7	1954	3	5153	0	0	3640 ARAPAHOE PL W
7	137780	0175	09/16/05	485000	1160	0	7	1942	4	6784	0	0	2806 35TH AV W
7	503530	0130	05/21/03	295000	1170	0	7	1941	3	6000	0	0	3627 41ST AV W
7	503530	0810	02/20/04	400000	1170	570	7	1940	3	5400	0	0	3628 45TH AV W
7	682310	0122	11/09/04	350000	1170	0	7	1942	4	4824	0	0	3323 W ARMOUR ST
7	137080	4135	02/19/04	365000	1180	0	7	1937	4	5200	0	0	2565 35TH AV W
7	137780	0145	08/25/05	470000	1180	0	7	1942	4	6784	0	0	2845 35TH AV W
7	423540	1000	06/25/04	510000	1180	1100	7	1944	5	6000	0	0	4215 32ND AV W
7	682110	0200	10/08/04	347500	1180	500	7	1908	3	6000	0	0	4018 34TH AV W
7	682110	1630	08/23/05	380500	1180	540	7	1973	3	6000	0	0	3431 34TH AV W
7	235180	0020	06/04/04	419900	1190	500	7	1948	3	5185	0	0	3311 38TH AV W
7	058200	0796	10/18/04	430000	1200	350	7	1951	3	5160	2	0	3400 31ST AV W

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7	087100	1954	09/22/04	525000	1200	760	7	1950	4	4592	0	0	3425 40TH AV W
7	701070	0401	06/17/05	488000	1200	500	7	1958	4	3000	0	0	3114 W ELMORE ST
7	701070	0370	12/10/03	350000	1210	480	7	1958	4	4000	0	0	3121 W MANSELL ST
7	682110	0380	04/24/03	362000	1230	600	7	1986	3	6000	0	0	3505 W ELMORE ST
7	682110	0690	11/28/05	370000	1230	0	7	1942	3	6000	0	0	3810 35TH AV W
7	058200	0710	04/22/05	460000	1250	320	7	1943	3	6000	2	0	3411 31ST AV W
7	682110	0325	05/24/05	417000	1260	0	7	1944	4	6000	0	0	4006 35TH AV W
7	137730	0060	03/25/05	409000	1290	0	7	1941	4	6240	0	0	2609 35TH AV W
7	058200	0125	05/20/03	390000	1330	290	7	1955	3	6000	0	0	3008 W TILDEN ST
7	666200	0050	12/15/03	365000	1330	0	7	1940	3	5587	0	0	3908 W PROSPER ST
7	682210	0695	06/18/04	325000	1330	0	7	1941	3	6000	0	0	3027 34TH AV W
7	682210	0176	04/07/05	415000	1340	0	7	1942	4	4260	0	0	3414 W DRAVUS ST
7	682210	0020	06/16/03	277000	1360	0	7	1943	3	6000	0	0	3239 35TH AV W
7	682110	0205	01/31/05	350000	1370	460	7	1911	4	6000	0	0	4022 34TH AV W
7	691770	0055	05/26/04	425000	1370	1000	7	1975	3	7200	0	0	4014 32ND AV W
7	812770	0260	04/07/04	400000	1400	0	7	1928	3	8400	2	0	2530 30TH AV W
7	137080	3725	02/19/04	380000	1410	230	7	1937	3	6000	0	0	2441 34TH AV W
7	682160	0245	05/04/04	535000	1430	970	7	1937	5	6000	0	0	3246 29TH AV W
7	682210	0115	01/21/03	387000	1470	420	7	1984	3	6000	0	0	3252 36TH AV W
7	894110	0035	12/17/04	429950	1480	140	7	1945	3	9220	0	0	3636 37TH AV W
7	682110	1860	07/18/05	550000	1490	890	7	1964	3	6000	0	0	3515 32ND AV W
7	691770	0040	07/26/04	379000	1490	800	7	1962	3	4800	0	0	4030 32ND AV W
7	812770	0250	05/18/05	578000	1500	500	7	1927	5	8400	3	0	2518 30TH AV W
7	137080	3925	04/14/04	417500	1510	0	7	1939	4	5133	0	0	2509 34TH AV W
7	812770	0285	06/25/04	439000	1530	0	7	1946	3	7140	0	0	2558 30TH AV W
7	894110	0170	05/27/04	435000	1550	260	7	1947	4	5816	0	0	3602 39TH AV W
7	812770	0761	09/13/04	495950	1580	200	7	1938	4	3315	0	0	2919 W SMITH ST
7	691770	1025	05/12/04	475000	1630	1100	7	1954	3	7080	0	0	3837 31ST AV W
7	682110	1620	03/08/05	525000	1650	0	7	1907	4	6000	0	0	3439 34TH AV W
7	504230	0095	03/17/04	530000	1670	200	7	1940	4	4992	2	0	2617 30TH AV W
7	682110	0870	09/19/03	402400	1700	0	7	1968	4	6000	0	0	3855 32ND AV W
7	286460	0135	06/21/05	634000	1710	450	7	1945	4	4545	5	0	3718 W DRAVUS ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	682110	0991	05/26/05	479900	1740	800	7	1909	5	4800	0	0	3209 W EMERSON ST
7	503830	0040	07/12/05	625000	1760	1760	7	1998	3	6300	2	0	2815 31ST AV W
7	682160	0175	02/23/04	451600	1800	600	7	1957	3	6000	0	0	3223 28TH AV W
7	142503	9035	09/13/05	499950	1820	540	7	1900	4	6800	0	0	3029 31ST AV W
7	682110	1600	03/10/03	359500	1820	700	7	1947	4	6000	0	0	3401 W RUFFNER ST
7	137080	3720	04/15/05	445000	1870	120	7	1938	3	6000	0	0	2435 34TH AV W
7	682110	0270	05/10/04	369000	1880	0	7	1910	3	6000	0	0	4047 34TH AV W
7	119300	0520	02/13/04	416130	1920	0	7	1930	3	6000	6	0	2828 29TH AV W
7	087100	1524	02/13/04	410000	1960	600	7	1947	3	5816	0	0	3643 39TH AV W
7	682210	0820	02/25/04	430000	2230	0	7	1942	4	6000	0	0	3021 35TH AV W
7	894110	0085	10/07/03	510000	2290	0	7	1945	5	5107	0	0	3711 W TILDEN ST
7	058200	0485	07/09/03	372500	770	0	8	1927	4	4800	0	0	3511 28TH AV W
7	813670	0060	01/31/05	440000	880	500	8	1950	3	6174	2	0	2845 31ST AV W
7	682110	2336	07/20/05	390000	890	690	8	1952	3	2530	2	0	3014 W BARRETT ST
7	682210	0305	04/17/03	325000	900	820	8	1943	4	5280	0	0	3218 34TH AV W
7	058200	0630	03/25/04	351000	930	170	8	1951	3	5880	2	0	3516 31ST AV W
7	087100	1074	11/03/04	434000	1000	700	8	1948	3	6122	0	0	3456 39TH AV W
7	682210	0325	08/15/03	315000	1010	480	8	1942	3	6000	0	0	3236 34TH AV W
7	682310	0160	12/10/03	355000	1020	500	8	1941	3	7200	0	0	2600 34TH AV W
7	058200	0776	04/01/04	499950	1030	1030	8	1952	5	5400	2	0	3426 31ST AV W
7	087100	1766	03/28/05	512000	1040	700	8	1955	4	4697	0	0	3621 40TH AV W
7	087100	1770	09/14/05	510000	1040	500	8	1955	4	4653	0	0	3617 40TH AV W
7	682210	0455	04/11/05	390000	1040	840	8	1947	3	4000	0	0	3252 33RD AV W
7	701070	0405	03/11/04	385000	1040	0	8	1947	3	5000	2	0	3108 W ELMORE ST
7	058200	0246	08/15/05	449000	1050	600	8	1953	3	4800	0	0	3626 32ND AV W
7	682110	0740	08/30/05	389000	1050	400	8	1952	3	3000	0	0	3309 W THURMAN ST
7	682310	0241	03/30/04	344000	1050	0	8	1949	3	6000	0	0	2621 32ND AV W
7	813570	0030	10/02/03	419000	1050	0	8	1949	3	6223	2	0	2846 30TH AV W
7	682160	0005	06/28/04	429000	1060	1060	8	1941	4	5400	1	0	2909 W BERTONA ST
7	128830	0005	05/27/03	425000	1080	840	8	1949	3	5580	0	0	2638 32ND AV W
7	058200	0625	10/24/03	397850	1100	880	8	1951	3	6240	2	0	3520 31ST AV W
7	503530	0502	11/21/05	510000	1100	860	8	1948	3	4259	0	0	3709 MAGNOLIA BL W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	682210	0281	08/25/03	345500	1100	900	8	1952	3	4130	0	0	3308 W DRAVUS ST
7	286460	0035	10/24/05	540000	1110	1110	8	1948	4	4612	0	0	3207 36TH AV W
7	503530	0350	11/03/05	570000	1110	600	8	1947	3	9042	0	0	4205 W RUFFNER ST
7	119300	0610	07/20/05	617500	1130	860	8	1936	3	8400	6	0	2849 29TH AV W
7	736960	0020	06/25/04	403420	1140	250	8	1941	3	5407	0	0	3420 VIEWMONT WY W
7	894110	0015	10/06/05	650000	1140	830	8	1945	5	5816	6	0	3614 37TH AV W
7	232503	9086	03/01/04	380000	1160	1160	8	1949	4	7366	0	0	2860 31ST AV W
7	504230	0185	05/27/03	475625	1160	1160	8	1938	4	6600	3	0	2631 29TH AV W
7	682110	1975	05/22/03	359000	1160	690	8	1946	3	6000	0	0	3454 33RD AV W
7	222503	9091	07/08/05	460000	1170	900	8	1946	4	5462	0	0	2827 36TH AV W
7	119300	0575	04/27/04	429000	1180	550	8	1928	3	6000	2	0	2917 28TH AV W
7	682110	1815	05/31/05	429000	1180	320	8	2005	3	1432	0	0	3426 A 34TH AV W
7	682110	1814	05/31/05	424000	1180	320	8	2005	3	1370	0	0	3426 B 34TH AV W
7	137080	4105	03/03/05	575000	1190	900	8	1939	5	5000	0	0	2537 35TH AV W
7	137080	3805	12/12/03	590000	1200	1010	8	1941	5	5000	0	0	2427 35TH AV W
7	503530	0270	03/18/03	555000	1200	600	8	1941	4	5603	0	0	3615 VIEWMONT WY W
7	682210	0270	02/28/05	434000	1200	1140	8	1952	3	6000	0	0	3215 33RD AV W
7	682110	1816	06/16/05	425000	1200	300	8	2005	3	1280	0	0	3424 A 34TH AV W
7	682110	1817	07/11/05	419000	1200	300	8	2005	3	1581	0	0	3424 B 34TH AV W
7	087100	1756	09/09/05	497000	1210	700	8	1955	4	4572	0	0	3629 40TH AV W
7	058200	0785	02/17/05	445000	1220	240	8	1953	3	6000	2	0	3412 31ST AV W
7	813570	0025	06/16/03	388500	1220	1200	8	1949	4	6223	2	0	2840 30TH AV W
7	813570	0055	07/07/03	414000	1220	430	8	1952	3	6223	2	0	2841 30TH AV W
7	813670	0050	03/25/05	536000	1220	1220	8	1950	4	6174	2	0	2835 31ST AV W
7	682110	2347	05/02/05	459000	1220	450	8	2002	3	1539	0	0	3016 A 31ST AV W
7	058200	0800	06/20/03	392000	1230	1230	8	1947	3	7200	0	0	3425 29TH AV W
7	682110	2195	07/25/03	449000	1230	1230	8	1951	3	9240	2	0	3211 30TH AV W
7	058200	0280	04/23/03	375000	1240	800	8	1941	3	7680	0	0	3617 30TH AV W
7	087100	0394	06/01/05	810000	1240	900	8	1991	4	5306	10	0	3406 37TH AV W
7	813570	0015	08/18/03	399950	1240	290	8	1950	3	6223	2	0	2830 30TH AV W
7	813670	0030	05/12/03	469900	1260	1060	8	1950	4	6223	2	0	2820 31ST AV W
7	137080	4145	10/04/05	655000	1270	1000	8	1946	4	4079	0	0	3554 W SMITH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	894110	0210	07/23/04	490000	1270	710	8	1955	3	7755	0	0	3646 39TH AV W
7	736960	0006	02/17/05	491250	1290	250	8	1949	3	3717	0	0	3406 VIEWMONT WY W
7	087100	1760	05/22/03	409500	1300	0	8	1955	4	4602	0	0	3625 40TH AV W
7	286460	0435	08/01/03	407000	1300	800	8	1963	3	4612	0	0	3220 ARAPAHOE PL W
7	058200	0216	07/21/03	383900	1310	850	8	1952	3	5160	0	0	3625 31ST AV W
7	087100	0435	08/02/05	600000	1310	0	8	1949	3	6122	5	0	3403 37TH AV W
7	682210	0410	11/21/05	465000	1310	490	8	1954	3	6000	0	0	3208 33RD AV W
7	701070	0576	03/15/05	534000	1310	800	8	1970	4	5670	0	0	4305 31ST AV W
7	813670	0065	09/12/03	399000	1330	1130	8	1953	3	6174	0	0	2844 32ND AV W
7	503530	0860	06/24/04	660000	1350	1350	8	1954	4	8600	0	0	4516 W RUFFNER ST
7	504230	0210	08/30/05	650000	1350	1350	8	1937	4	5650	3	0	2622 29TH AV W
7	682210	0415	07/27/05	485000	1350	1350	8	1953	4	6000	0	0	3212 33RD AV W
7	813570	0050	03/16/05	600000	1380	650	8	1952	4	6223	2	0	2835 30TH AV W
7	058200	0770	09/07/05	495000	1390	1390	8	1947	3	9600	2	0	3403 30TH AV W
7	682210	0460	04/28/05	488000	1390	1000	8	1947	4	7200	0	0	3053 32ND AV W
7	235180	0035	03/11/04	390000	1400	700	8	1942	3	5113	0	0	3715 W BERTONA ST
7	058200	0890	05/06/04	412500	1410	0	8	1941	3	7200	0	0	2821 W GROVER ST
7	812770	0735	06/20/05	635000	1410	900	8	1958	4	8400	0	0	2420 30TH AV W
7	812770	0185	08/09/05	678000	1420	700	8	1946	4	8400	3	0	2555 29TH AV W
7	503530	0335	04/13/04	525000	1430	0	8	1957	3	6998	0	0	3718 MAGNOLIA BL W
7	736960	0015	10/18/04	520000	1430	1120	8	1941	4	6046	0	0	3416 VIEWMONT WY W
7	503830	0170	03/21/03	437500	1450	260	8	1937	4	6150	3	0	2806 29TH AV W
7	682110	2190	04/03/03	449000	1450	1450	8	1953	3	9240	2	0	3217 30TH AV W
7	058200	0045	04/19/05	519000	1460	1100	8	1960	3	6000	0	0	3716 29TH AV W
7	232503	9060	07/09/03	475000	1480	1120	8	1941	5	7020	2	0	2854 30TH AV W
7	503530	0871	11/22/05	785700	1480	990	8	1954	4	7658	0	0	4524 W RUFFNER ST
7	812770	0351	07/09/03	410000	1490	0	8	1995	3	4440	0	0	3016 W SMITH ST
7	812770	0760	07/22/04	409000	1490	250	8	1930	3	3825	2	0	2448 30TH AV W
7	682110	2296	02/28/05	431500	1490	280	8	2003	3	1685	2	0	3037 A 30TH AV W
7	682110	2297	02/25/05	430000	1490	280	8	2003	3	1659	2	0	3037 B 30TH AV W
7	682210	0365	12/02/03	407400	1500	1500	8	1962	3	6000	2	0	3233 32ND AV W
7	894110	0205	02/05/05	495000	1510	700	8	1959	4	5510	0	0	3642 39TH AV W

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7	137780	0270	02/23/04	430000	1520	1330	8	1975	3	6595	0	0	2857 34TH AV W
7	286460	0105	11/25/05	655000	1530	0	8	1908	5	6150	5	0	3215 37TH AV W
7	691770	0275	05/23/03	418000	1530	920	8	1983	4	7920	0	0	4003 30TH AV W
7	087100	1961	02/11/04	487500	1570	700	8	1950	4	4592	0	0	3417 40TH AV W
7	736960	0105	01/20/03	490000	1580	840	8	1946	4	5000	0	0	3427 VIEWMONT WY W
7	119300	0525	02/24/03	560000	1610	450	8	1936	4	6000	6	0	2824 29TH AV W
7	504230	0220	07/11/03	430000	1620	0	8	1937	3	5500	1	0	2612 29TH AV W
7	666200	0025	07/25/05	735000	1620	280	8	1991	4	8405	0	0	3315 40TH AV W
7	682210	0505	05/12/03	450000	1670	1080	8	1987	3	6000	0	0	3011 32ND AV W
7	691770	0140	07/27/03	579000	1680	500	8	1999	4	4800	3	0	4009 31ST AV W
7	736960	0120	04/07/03	665000	1680	790	8	1994	4	5160	0	0	3424 42ND AV W
7	087100	1611	06/03/03	386000	1700	0	8	1957	3	5846	0	0	3917 W EMERSON ST
7	232503	9092	04/21/03	560000	1700	1200	8	1951	4	7366	0	0	2863 30TH AV W
7	812770	0380	05/03/05	599000	1700	300	8	1982	3	5750	2	0	2542 31ST AV W
7	058200	0321	09/17/03	576000	1720	600	8	1960	4	5000	0	0	3016 W RUFFNER ST
7	682160	0170	07/10/03	430000	1720	1040	8	1939	3	6000	0	0	3227 28TH AV W
7	894110	0110	04/21/03	495000	1720	350	8	1992	3	6224	0	0	3606 38TH AV W
7	503530	0340	10/26/05	659000	1730	1400	8	1956	3	6454	0	0	3724 MAGNOLIA BL W
7	682110	0355	02/19/04	485000	1730	700	8	2003	3	6000	0	0	4038 35TH AV W
7	682110	0965	05/11/05	633000	1750	0	8	1910	5	6000	0	0	3832 33RD AV W
7	812770	0120	04/06/05	680000	1750	1170	8	1929	3	4640	3	0	2526 29TH AV W
7	682110	2292	05/20/04	499900	1770	440	8	2004	3	1566	2	0	3039 B 30TH AV W
7	691770	0605	04/03/03	485000	1790	1290	8	1951	3	13440	0	0	3811 28TH AV W
7	058200	0560	12/17/03	475000	1800	200	8	1941	5	6000	0	0	3511 29TH AV W
7	503530	0765	05/12/03	492000	1810	1350	8	1939	3	5779	0	0	3607 43RD AV W
7	682160	0090	04/26/04	610000	1830	1470	8	1952	4	6000	5	0	3200 30TH AV W
7	682210	0200	04/18/05	600000	1830	0	8	1931	4	6000	0	0	3228 35TH AV W
7	812770	0800	03/14/03	396000	1860	0	8	1927	3	5452	0	0	2419 28TH AV W
7	701070	0690	08/08/03	590000	1930	390	8	1989	3	4000	0	0	3118 W MANSELL ST
7	119300	0505	04/30/03	615000	1940	1240	8	1931	5	6000	4	0	2844 29TH AV W
7	119300	0480	05/16/05	656500	1970	850	8	1947	3	7091	4	0	2872 29TH AV W
7	504080	0075	11/18/05	750000	1970	650	8	1941	4	6150	11	0	3014 38TH AV W

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7	682110	1330	02/27/04	545000	1970	900	8	1927	4	6000	0	0	3628 35TH AV W
7	503830	0015	04/22/04	444000	2340	250	8	1952	3	6300	0	0	2806 32ND AV W
7	423540	1070	03/24/03	515000	2420	0	8	2003	3	4800	0	0	4341 32ND AV W
7	682110	0411	05/15/03	596700	2930	500	8	1990	3	6000	0	0	4023 35TH AV W
7	222503	9070	05/11/05	620000	3000	0	8	1999	3	6400	0	0	2635 34TH AV W
7	682110	0410	06/16/03	615000	3170	800	8	1990	3	6000	0	0	4027 35TH AV W
7	682110	2185	05/26/04	530000	1300	600	9	1956	5	5280	3	0	3219 30TH AV W
7	504230	0245	10/15/03	534000	1320	300	9	1939	4	5450	3	0	2615 28TH AV W
7	152503	9010	09/24/04	775000	1570	1570	9	1953	4	5125	8	0	3047 37TH AV W
7	119300	0510	07/02/03	539000	1580	1380	9	1951	4	6000	4	0	2840 29TH AV W
7	682110	0345	09/04/03	528000	1619	0	9	2001	3	6000	0	0	4028 35TH AV W
7	503530	0030	08/01/05	612500	1660	1100	9	1956	4	6000	0	0	3627 ARAPAHOE PL W
7	119300	0590	11/12/03	635000	1670	830	9	1947	4	7080	3	0	2871 29TH AV W
7	682160	0420	09/07/04	585000	1670	600	9	1930	3	7800	6	0	3015 29TH AV W
7	504230	0190	11/20/05	900000	1720	2000	9	2003	3	6550	3	0	2635 29TH AV W
7	682110	2317	12/07/05	569000	1792	54	9	2005	3	1499	0	0	3017 B 30TH AV W
7	152503	9041	10/03/05	772800	1890	950	9	1977	4	7350	2	0	3909 W BERTONA ST
7	058200	0765	06/02/05	725000	1900	600	9	1987	3	6000	3	0	3409 30TH AV W
7	701070	0660	01/12/05	564000	1940	0	9	2000	3	4000	0	0	4320 32ND AV W
7	504230	0240	06/21/04	675000	2090	120	9	1931	4	5400	3	0	2607 28TH AV W
7	812770	0376	07/20/04	780000	2150	680	9	1999	3	5250	2	0	2536 31ST AV W
7	812770	0715	09/13/04	840000	2150	470	9	2001	3	3315	4	0	2908 W MCGRAW ST
7	503530	0285	01/14/03	877500	2200	330	9	1913	4	6016	0	0	3600 MAGNOLIA BL W
7	504230	0135	11/08/04	770000	2200	650	9	2002	3	6800	2	0	2612 30TH AV W
7	087100	2005	08/03/05	756000	2240	0	9	2003	3	4796	0	0	3411 40TH AV W
7	682110	0370	10/05/05	699000	2410	0	9	1970	4	9600	0	0	3415 W ELMORE ST
7	503530	0755	06/17/04	800000	2490	700	9	1941	4	8057	0	0	3623 43RD AV W
7	812770	0325	03/22/05	699000	2560	830	9	1997	3	6467	0	0	2525 30TH AV W
7	142503	9041	08/10/05	725000	2600	910	9	1999	3	5407	0	0	3048 32ND AV W
7	058200	0837	05/23/05	924900	2630	940	9	2003	3	5100	4	0	3408 30TH AV W
7	137080	3705	09/29/05	849000	2700	0	9	2005	3	6000	0	0	2419 34TH AV W
7	058200	0100	03/24/05	799000	2710	0	9	2004	3	6000	0	0	3706 30TH AV W

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7	682210	0740	10/24/03	660000	2720	0	9	2003	3	6000	0	0	3008 35TH AV W
7	058200	0435	09/08/05	929000	2780	840	9	2005	3	6000	0	0	3614 29TH AV W
7	286460	0395	03/22/05	787000	3100	0	9	1992	3	4100	0	0	3205 40TH AV W
7	682110	0365	03/15/05	729000	3290	670	9	2005	3	6000	0	0	4048 35TH AV W
7	682110	1940	12/02/05	892500	3300	0	9	2005	3	6000	0	0	3426 33RD AV W
7	812770	0135	09/19/05	1036000	2460	940	10	2001	3	4628	3	0	2542 29TH AV W
7	504080	0155	11/19/04	870000	2570	990	10	1997	3	5797	2	0	3001 37TH AV W
7	087100	1035	11/18/03	679000	2950	470	10	1956	3	9184	0	0	3455 38TH AV W
7	812770	0160	05/02/05	988300	3110	500	10	2004	3	4640	3	0	2556 29TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	057300	0553	02/16/05	485000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OTHER
1	102503	9187	02/18/04	1200000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
1	102503	9227	01/30/03	415000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
3	026900	0085	09/22/04	950000	TEAR DOWN; SEGREGATION AND/OR MERGER; AND
3	026900	0090	09/22/04	950000	TEAR DOWN; SEGREGATION AND/OR MERGER; AND
3	026900	0325	04/01/03	531500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0529	05/30/03	386000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
3	026900	0615	03/01/05	480000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0650	05/21/03	445000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0680	05/10/04	525000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0715	04/17/04	157800	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	026900	0750	08/13/04	250000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	026900	0815	11/28/03	375000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0890	06/10/05	599000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	0895	07/07/05	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	1106	06/26/03	440000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	026900	1125	08/16/04	700000	TEAR DOWN; MULTI-PARCEL SALE; AND OTHER WARNINGS;
3	026900	1126	08/16/04	700000	TEAR DOWN; MULTI-PARCEL SALE; AND OTHER WARNINGS;
3	036900	0075	10/15/04	37922	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
3	036900	0500	04/23/04	81500	QUIT CLAIM DEED;
3	119200	0690	09/06/05	599900	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	119300	0182	08/15/05	490000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	119300	0420	12/03/03	487500	IMP. CHARACTERISTICS CHANGED SINCE SALE; OTHER
3	202120	0175	03/12/04	560500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	232130	0006	10/29/03	376000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	232130	0020	12/03/05	492500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
3	232130	0160	03/02/04	365000	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	232130	0380	03/10/03	665000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	232630	0015	12/26/03	25000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER
3	277060	0155	02/04/03	369000	NON-REPRESENTATIVE SALE;
3	277060	0232	11/29/05	191332	QUIT CLAIM DEED;
3	277060	0280	03/14/05	83492	QUIT CLAIM DEED;
3	277060	0495	06/24/05	400000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	277060	0635	09/06/05	358000	NO MARKET EXPOSURE;
3	277060	0785	04/08/05	172100	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR
3	277060	1060	09/30/05	370000	FORCED SALE;
3	277060	1065	11/18/03	225000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	277060	1085	07/12/05	325000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
3	277060	1086	07/12/05	206000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
3	277060	1180	03/05/03	178000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHELL;
3	277060	1275	05/07/05	223600	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER
3	277060	1685	09/28/05	545000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	277060	1890	08/31/04	1165000	MULTI-PARCEL SALE; INC COM'L & RESID PROPERTY
3	277060	1915	09/07/04	369000	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	277060	2154	12/23/04	108323	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND
3	277060	2225	02/24/03	204500	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	277060	2375	05/24/04	337000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	277060	5946	06/10/05	530000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
3	277160	0335	10/15/04	460500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	277160	0480	07/26/04	216200	PARTIAL INTEREST (1/3, 1/2, Etc.);
3	277160	0845	10/07/04	865000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	277160	3265	11/07/03	315000	TEAR DOWN;
3	277160	3970	05/07/03	455000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	277160	4650	07/01/03	363500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423540	0105	05/09/03	32000	RELATED PARTY, FRIEND, OR NEIGHBOR;
3	423540	0275	08/24/05	428000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; GOV
3	423540	0316	09/16/05	175000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	423540	0390	12/12/03	412500	TEAR DOWN; SEGREGATION AND/OR MERGER;
3	423790	0005	12/01/04	510000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
3	423790	1130	04/11/03	289900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	423790	1460	03/28/03	81284	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
3	668150	0025	09/05/03	360000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
3	668150	0055	03/13/03	114776	QUIT CLAIM DEED; STATEMENT TO DOR;
3	668150	0205	11/09/05	437000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	691770	0395	03/01/05	25000	QUIT CLAIM DEED; STATEMENT TO DOR;
3	691770	0480	09/23/03	379000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	693360	0090	11/15/05	410000	TEAR DOWN; NON-REPRESENTATIVE SALE;
3	693360	0245	10/03/03	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	693360	0430	01/08/04	48134	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND
3	701070	0095	01/26/04	295000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
3	701070	0137	04/08/04	405000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
3	701070	0275	03/25/05	745000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR
3	701070	0870	07/25/04	320000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3	701070	1442	12/10/04	360000	PERSONAL PROPERTY INCLUDED;
3	924190	0245	05/09/05	440000	SEGREGATION AND/OR MERGER;
5	106800	0025	04/07/03	499000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	106800	0065	05/20/05	325000	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE
5	106800	0180	11/10/04	905000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	106800	0395	01/23/03	482500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	106900	0185	04/19/04	760000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	106900	0225	09/06/05	1475000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	136430	0170	07/27/05	547400	NO MARKET EXPOSURE;
5	136430	0380	06/29/05	243576	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND
5	136430	0535	12/06/05	165000	NO MARKET EXPOSURE;
5	136780	0086	08/04/05	148721	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER
5	136780	0110	11/12/03	1400000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	0300	08/18/03	560000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	0390	12/19/05	236326	QUIT CLAIM DEED;
5	137080	0490	03/01/04	600000	QUIT CLAIM DEED;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	137080	0525	10/07/04	264294	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; OTHER
5	137080	0590	03/03/05	810000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	0930	06/17/04	1575000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	1010	12/11/03	945000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	137080	1085	07/22/04	1250000	NO MARKET EXPOSURE;
5	137080	1320	11/09/05	1700000	NO MARKET EXPOSURE;
5	137080	1590	10/15/04	763350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO
5	137080	1665	10/14/03	715000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	1790	02/04/05	550000	NO MARKET EXPOSURE;
5	137080	1815	07/25/05	805000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	1950	09/09/04	1850000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	137080	2100	07/27/05	835000	NO MARKET EXPOSURE;
5	137080	2160	08/31/04	600000	NO MARKET EXPOSURE;
5	137080	2221	04/21/04	1250000	TEAR DOWN; NO MARKET EXPOSURE;
5	137080	2235	09/26/05	1025000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	2255	10/05/05	925000	NO MARKET EXPOSURE;
5	137080	2290	11/13/03	560000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	2470	12/13/04	800000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	2635	08/26/05	1000000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	137080	2640	08/26/05	1000000	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
5	137080	2720	11/23/04	598000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	2875	08/10/04	535000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	2985	09/04/03	585000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	3100	05/14/03	750000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	3110	03/28/05	1600000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	137080	3145	01/24/03	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	3250	12/07/04	933000	NO MARKET EXPOSURE;
5	137080	3400	11/13/03	800000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	3635	04/15/03	369000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137080	4285	05/18/04	166598	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	137080	4440	06/09/03	370000	NO MARKET EXPOSURE;
5	137380	0015	08/11/04	875000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	137380	0085	08/01/05	1620000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137380	0170	11/22/05	785000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137380	0200	03/03/04	875000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	137680	0020	06/02/05	605000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR,
5	137680	0180	11/12/03	483100	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
5	187750	0035	08/16/04	1120000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	187750	0095	10/10/05	675000	TEAR DOWN; NO MARKET EXPOSURE;
5	202120	0080	02/28/03	450000	NO MARKET EXPOSURE;
5	202120	0085	06/18/03	875000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	202120	0095	02/14/03	511000	DIVORCE; SELLING OR BUYING COSTS AFFECTING SALE
5	202120	0300	05/09/05	535000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	202120	0760	03/10/03	710000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	202120	0785	12/06/04	560000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	202120	0800	03/12/03	1070000	TEAR DOWN;
5	222503	9002	01/16/03	1070000	TEAR DOWN; SEGREGATION AND/OR MERGER;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	222503	9049	12/30/04	43000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
5	222503	9103	02/13/04	579000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	222503	9116	04/28/03	435000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
5	327130	0030	03/11/03	909000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	327130	0185	02/12/04	398000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	327130	0510	01/05/04	545000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	327130	0530	12/03/03	500000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	327130	0575	04/19/04	400000	TEAR DOWN;
5	327130	0695	04/11/05	530000	TEAR DOWN; CORPORATE AFFILIATES; AND OTHER WARN
5	327130	1115	08/23/05	510000	NO MARKET EXPOSURE;
5	327130	1140	09/16/03	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	327180	0015	01/05/05	485000	TEAR DOWN;
5	327180	0215	04/28/03	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; AND
5	327180	0400	10/17/03	735000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	327180	0460	08/31/04	158532	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; AND
5	327180	0900	08/19/04	642000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	354790	0470	01/30/03	698000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-
5	354790	0510	01/30/03	698000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-
5	503430	0005	08/12/05	619000	NO MARKET EXPOSURE;
5	503430	0045	08/26/05	566500	NO MARKET EXPOSURE;
5	503530	0643	08/06/04	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503530	0701	05/27/03	100000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
5	503530	0715	05/27/03	100000	MULTI-PARCEL SALE; NON-REPRESENTATIVE SALE;
5	503530	0725	07/08/05	870000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
5	503530	0890	08/18/04	600000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	503530	1000	04/10/03	225000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	503530	1075	10/03/03	825000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503730	0025	07/12/05	660000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503730	0050	12/04/03	730000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503730	0115	04/19/05	635000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503730	0263	11/15/04	625000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
5	503730	0315	08/29/03	5860000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER
5	503930	0280	03/24/03	317000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	503980	0140	09/22/03	1850000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
5	555330	0005	11/14/03	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	555330	0175	08/22/05	1425000	TEAR DOWN;
5	555330	0580	08/29/03	5860000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER
7	058200	0050	06/08/05	400000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0080	02/24/04	307000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND OR
7	058200	0120	02/22/05	465000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0190	09/02/03	383150	NO MARKET EXPOSURE; STATEMENT TO DOR;
7	058200	0590	12/30/04	566000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0635	04/14/03	325000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0730	09/22/03	370000	NO MARKET EXPOSURE;
7	058200	0735	04/15/03	255000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0740	08/29/05	364000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	058200	0875	10/01/04	400000	RELATED PARTY, FRIEND, OR NEIGHBOR;

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	087100	0104	09/02/03	282000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	087100	0155	06/24/05	330000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
7	087100	0540	05/28/03	340000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OTHER
7	087100	1139	06/23/03	440000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	119300	0600	06/23/04	300000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	137080	3860	10/27/03	438000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	137080	3865	05/26/04	448000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	137680	0245	06/08/05	400000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	137730	0005	06/10/04	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	137730	0080	04/22/04	366500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	137780	0165	12/07/04	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	142503	9007	02/09/04	335000	NO MARKET EXPOSURE;
7	152503	9021	03/27/03	305000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	222503	9074	06/22/04	352500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	235180	0060	08/30/05	515000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	286460	0070	01/10/03	435000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	286460	0300	08/05/05	400000	TEAR DOWN;
7	423540	0825	01/24/03	44501	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	423540	1015	12/12/03	295000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	423540	1040	07/27/05	320000	TEAR DOWN;
7	423540	1065	12/01/05	325000	TEAR DOWN;
7	503530	0385	02/18/05	560000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	503530	0570	02/05/04	455000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	503530	0575	03/21/03	549000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	503530	0745	12/01/04	434000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
7	503530	0836	01/03/05	720000	NO MARKET EXPOSURE;
7	503530	0850	05/11/05	900000	NO MARKET EXPOSURE;
7	503530	0870	12/20/04	490000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
7	504080	0055	08/27/04	775000	RELOCATION - SALE TO SERVICE;
7	504080	0060	09/28/04	142430	PARTIAL INTEREST (1/3, 1/2, Etc.); DIVORCE; AND OTHER
7	504230	0024	04/22/05	422000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	504230	0055	05/24/05	320000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
7	504230	0235	12/02/03	475000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682110	0210	03/18/05	415000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682110	0395	08/25/03	391000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682110	0510	03/22/05	316000	TEAR DOWN;
7	682110	0580	06/17/04	336000	NO MARKET EXPOSURE; TENANT; AND OTHER WARNINGS;
7	682110	1140	01/29/04	250000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO
7	682110	1175	01/27/05	490000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR
7	682110	1305	10/11/04	459500	NO MARKET EXPOSURE;
7	682110	1575	12/21/04	245000	NO MARKET EXPOSURE;
7	682110	1690	05/28/04	307000	TEAR DOWN;
7	682110	1745	07/12/04	630000	SEGREGATION AND/OR MERGER;
7	682110	1746	01/12/05	269230	NO MARKET EXPOSURE;
7	682110	1810	10/29/04	236479	QUIT CLAIM DEED;
7	682110	1945	07/21/05	315000	TEAR DOWN;
7	682110	2305	04/01/03	405000	SEGREGATION AND/OR MERGER;

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	682110	2310	11/05/03	425000	SEGREGATION AND/OR MERGER;
7	682110	2350	08/10/05	270000	NO MARKET EXPOSURE;
7	682110	2365	06/22/05	575000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682160	0185	07/20/04	680000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682160	0315	05/26/03	565000	NO MARKET EXPOSURE;
7	682160	0375	06/10/04	460000	NO MARKET EXPOSURE;
7	682160	0390	12/17/04	600000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682210	0085	04/29/05	349999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
7	682210	0095	09/02/03	361900	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
7	682210	0145	01/08/03	220000	NO MARKET EXPOSURE;
7	682210	0396	08/17/05	305000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	682210	0440	02/25/05	291850	1031 TRADE;
7	682210	0451	09/19/05	366000	NO MARKET EXPOSURE;
7	682310	0145	04/04/05	72260	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND
7	682310	0240	08/26/03	317000	NO MARKET EXPOSURE;
7	691770	0160	07/03/03	318000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	691770	0205	02/18/03	365000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	691770	0645	10/24/03	390000	SEGREGATION AND/OR MERGER;
7	691770	0855	05/19/04	375000	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR
7	736960	0061	05/13/05	365000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED
7	736960	0080	01/23/04	475000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	736960	0090	09/16/04	410000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	812770	0065	04/26/05	400000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE
7	812770	0395	05/23/03	100000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	812770	0416	11/09/05	564000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	812770	0670	06/29/04	900000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	812770	0810	01/17/03	282000	NO MARKET EXPOSURE;
7	813570	0005	07/16/03	55550	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 97.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +11.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 11 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Less than 7	109	0.922	0.994	7.9%	0.970	1.018
7	303	0.912	0.992	8.8%	0.977	1.008
8	361	0.894	0.971	8.6%	0.957	0.986
9	155	0.902	0.969	7.4%	0.948	0.989
10	54	0.843	0.955	13.3%	0.920	0.990
Greater than 10	14	0.784	1.004	28.1%	0.918	1.091
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	214	0.893	0.978	9.5%	0.959	0.997
1940-1960	493	0.905	0.981	8.5%	0.969	0.993
1961-1990	104	0.898	0.980	9.1%	0.951	1.009
1991-2000	76	0.884	0.976	10.4%	0.941	1.010
2001-2005	109	0.851	0.956	12.4%	0.938	0.974
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Less than Average	3	0.929	0.928	-0.1%	0.718	1.138
Average	607	0.902	0.978	8.4%	0.967	0.989
Good	316	0.891	0.984	10.4%	0.968	0.999
Very Good	70	0.823	0.940	14.3%	0.907	0.974
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	564	0.897	0.989	10.3%	0.978	1.001
1.5	146	0.910	0.964	5.9%	0.943	0.985
2	265	0.874	0.964	10.3%	0.948	0.979
Greater than 2	21	0.976	0.986	1.1%	0.931	1.042

Area 11 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates levels may be relatively low. The overall 2006 weighted mean is 0.976.

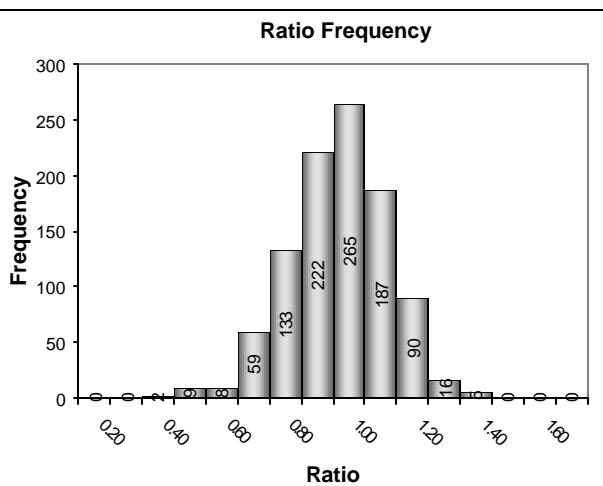
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
Less than 1001	208	0.902	0.986	9.4%	0.968
1001-1500	378	0.905	0.982	8.5%	0.968
1501-2000	203	0.907	0.980	8.1%	0.960
2001-2500	106	0.884	0.965	9.2%	0.937
2501-3000	68	0.871	0.959	10.0%	0.929
3001-3500	23	0.868	0.984	13.3%	0.946
Greater than 3500	10	0.713	0.961	34.8%	0.912
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
N	517	0.898	1.000	11.4%	0.989
Y	479	0.887	0.958	7.9%	0.946
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
N	984	0.895	0.977	9.1%	0.969
Y	12	0.748	0.936	25.2%	0.888
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
1	36	0.844	0.922	9.2%	0.890
3	340	0.898	0.966	7.6%	0.952
5	251	0.889	0.964	8.5%	0.947
7	369	0.899	1.012	12.5%	0.999
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
Less than 3000	76	0.922	0.951	3.1%	0.923
3000-5000	277	0.907	0.971	7.1%	0.956
5001-8000	553	0.904	0.987	9.2%	0.976
Greater than 8000	90	0.811	0.953	17.5%	0.925
Number of Units	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.
1	971	0.891	0.977	9.7%	0.968
Duplex	16	0.956	0.971	1.5%	0.871
Triplex	9	0.927	0.928	0.1%	0.854

2005 Improved Parcel Ratio Analysis

District/Team: WC / Team-1	Lien Date: 01/01/2005	Date of Report: 6/27/2006	Sales Dates: 1/2003 - 12/2005																								
Area 11 - Magnolia	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
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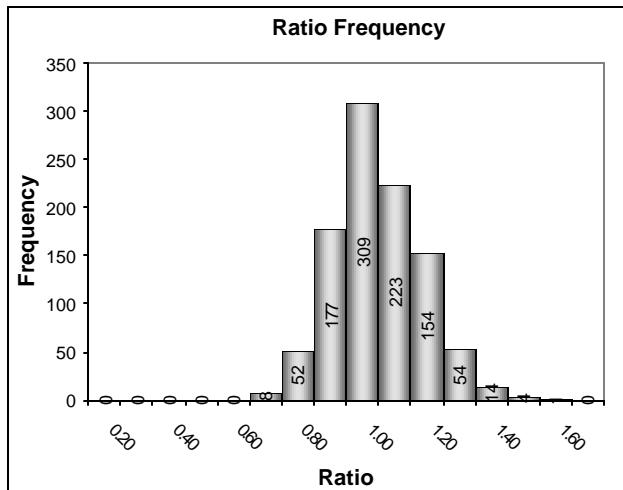


COMMENTS:

1 to 3 Unit Residences throughout area 11

2006 Improved Parcel Ratio Analysis

District/Team: WC / Team-1	Lien Date: 01/01/2006	Date of Report: 6/27/2006	Sales Dates: 1/2003 - 12/2005
Area 11 - Magnolia	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 996 Mean Assessed Value 560,800 Mean Sales Price 574,400 Standard Deviation AV 262,772 Standard Deviation SP 289,182			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.987 Weighted Mean Ratio 0.976			
UNIFORMITY			
Lowest ratio 0.607 Highest ratio: 1.576 Coefficient of Dispersion 10.88% Standard Deviation 0.136 Coefficient of Variation 13.58% Price Related Differential (PRD) 1.022			
RELIABILITY			
95% Confidence: Median Lower limit 0.977 Upper limit 0.997 95% Confidence: Mean Lower limit 0.989 Upper limit 1.006			
SAMPLE SIZE EVALUATION			
N (population size) 6094 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.136 Recommended minimum: 29 Actual sample size: 996 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 535 # ratios above mean: 461 Z: 2.345 Conclusion: Non-normal			



COMMENTS:

1 to 3 Unit Residences throughout area 11
 Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr